

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Capital Aspects
11509 Montgomery Blvd. NE
Albuq. NM 87111

October 26, 2000

CERTIFICATION OF ZONING

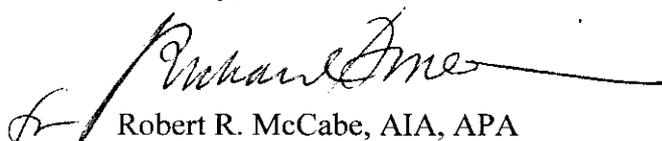
FILE: 00110 00000 00895 (Project #1000646)
DATE OF FINAL ACTION: August 17, 2000
LEGAL DESCRIPTION: for Tract H-2, New
Holiday Park Addition, located on Montgomery
Boulevard between Juan Tabo and Tramway,
containing approximately .8264 acre. (F-22)
Mary Piscitelli, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS
NOW CHANGED AS FOLLOWS:

FROM SU-1 FOR O-1 USES AND P-1 TO SU-1 FOR O-1 USES WITH SIGNAGE RESTRICTIONS

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. SU-1 zoning requires site development plan approval prior to submittal of plans to the building & Inspection Division of the City to initiate a building permit..

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

BM/ac
cc: Zoning
Neal Weinberg/AGIS

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 18, 2000

OFFICIAL NOTIFICATION OF DECISION

Capital Aspects
11509 Montgomery Blvd. NE
Albuq. NM 87111

FILE: 00110 00000 00895/00128 00000 00896
LEGAL DESCRIPTION: for Tract H-2, New
Holiday Park Addition, located on Montgomery
Boulevard between Juan Tabo and Tramway,
containing approximately .8264 acre. (F-22) Mary
Piscitelli, Staff Planner

On August 17, 2000, the Environmental Planning Commission voted to approve 00110 00000 000895, a zone map amendment from SU-1 for O-1 uses and P-1 to SU-1 for O-1 Uses with signage restrictions based on the following Findings:

FINDINGS:

1. This is a request for approval of a zone map amendment to change the zoning on this site from SU-1 for O-1 uses and P-1 to SU-1 for O-1 uses.
 2. The P-1 zone is an antiquated zone used for setback and parking. It is no longer used for these purposes.
 3. The P-1 zone serves no purpose, in fact, it necessitates building setbacks that are contrary to current planning objectives which promote bringing buildings to the street in order to promote pedestrian activity.
 4. This request is in conformance with R-270-1980 in that the request is advantageous to the community based on the Comprehensive Plan policy 1, stressing that quality and innovation in design shall be encouraged in all new development and that design shall be encouraged that is appropriate to the plan.
 5. This request will cause no harm to the community.
 6. Consolidation of zoning on parcels is consistent with the current planning objectives and principles.
 7. Signage restrictions as indicated on the submitted site plan.
-

On August 17, 2000, the Environmental Planning Commission voted to approve 00110 00000 00896, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for building permit at the subject site.
2. This request is in conformance with the Comprehensive Plan policies a, d, e, g, I, l, and m, which state that a full range of urban land uses should be allowed, that the integrity of existing neighborhoods can be ensured using the location, intensity, and design of new development, that development shall be carefully designed to conform to topographical features, that employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments, that quality and innovation in design shall be encouraged in all new development, and that urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.
3. The landscaping indicated on the site plan is deficient.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. The note for lighting specification shall be modified to state that the maximum lighting height is 16', and shall use a full-cutoff shoe-box type fixture.
3. Signage:
 1. Building mounted: a maximum of 6% of the facade area and no box style signs, the signs may be individual channel letters.
 2. Free-standing monument style only that integrates with the building architecture, with a maximum 50 square feet at 10' in height.
4. Transportation Development's conditions are:
 - A) Removal of island and monument sign from Montgomery entrance.
 - B) Provision of 25 foot corner radius adjacent to handicapped space.
5. A 3' garden wall, along Montgomery, adjacent to the parking stalls shall be constructed to integrate architecturally with the building or a continuous hedge of shrubs 5 gallon; 18 inches minimum height at planting located on the top of a minimum 1 foot tall berm for the entire length of the parking stalls.

6. The site plan shall designate a 6' clear on-site pedestrian path (8' wide, providing a 2' automobile overhang on the concrete). The sidewalk connection from the front door plaza to Montgomery shall be 6 foot clear with shade trees at 25 feet on center in 5x5 planters.
7. The site access, circulation patterns, structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer.
8. Location of walls, fences, and signs must meet the clear sight distance requirements.
9. As per the Fire Department Comments: "Depending on construction type, fire protection requirements could exceed the capacity of existing facilities. Additional hydrants could be required. Any such improvements will have to be financially guaranteed prior to DRB sign approval."
10. As per the Solid Waste Department Comments: "Approved on condition will make any necessary adjustments at time of permitting for building."
11. The landscape plan shall indicate a minimum of 75% organic coverage at maturity in all landscape areas.
12. Delete 1 parking space (number 13) of the southeast corner of the property add end aisle with a shade tree and landscaping.
13. Add landscaping and trees at the west side of the building along the drainage channel.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY SEPTEMBER 1, 2000 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DEADLINE
AUGUST 17, 2000
00110 00000 00895/00128 00000 00896
PAGE 4

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/MP/ac

cc: Insite Architecture + Devel., 57 Rock Pointe Pl. NE, Albuquerque, NM 87122
Gerald Schaefer, Eldorado Heights Neigh. Assoc., 4000 Bermuda Dr. NE, Albuquerque, NM 87111
Sharon Busoom, Eldorado Heights Neigh. Assoc., 1200 La Charles NE, Albuquerque, NM 87111
Adrian L. Chavez, New Holiday Park Neigh. Assoc., 4801 Danube Dr. NE, Albuquerque, NM 87111
Patti Watson Leake, New Holiday Park Neigh. Assoc., 11508 Manitoba NE, Albuquerque, NM 87111
Gary Keenan, Keenan & Assoc., 11501 Montgomery NE, Albuquerque, NM 87111

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

9. 00110 00000 00895
00128 00000 00896
Project #1000646

Insite Architecture + Development, agents for Capital Aspects requests a zone map amendment from SU-1, P-1 to SU-1 plus approval of a site development plan for building permit for Tract H-2, New Holiday Park Addition, located on Montgomery Boulevard between Juan Tabo and Tramway, containing approximately .8264 acre. (F-22) Mary Piscitelli, Staff Planner (**APPROVED ZONE MAP AMENDMENT SU-1 FOR O-1 USES WITH SIGNAGE RESTRICTIONS. APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WITH CONDITIONS.**)

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

(DID NOT GIVE NAME)

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. PISCITELLI:

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 000895, a zone map amendment from SU-1 for O-1 uses and P-1 to SU-1 for O-1 Uses with signage restrictions based on the following Findings:

FINDINGS:

1. This is a request for approval of a zone map amendment to change the zoning on this site from SU-1 for O-1 uses and P-1 to SU-1 for O-1 uses.
2. The P-1 zone is an antiquated zone used for setback and parking. It is no longer used for these purposes.
3. The P-1 zone serves no purpose, in fact, it necessitates building setbacks that are contrary to current planning objectives which promote bringing buildings to the street in order to promote pedestrian activity.

4. This request is in conformance with R-270-1980 in that the request is advantageous to the community based on the Comprehensive Plan policy 1, stressing that quality and innovation in design shall be encouraged in all new development and that design shall be encouraged that is appropriate to the plan.
5. This request will cause no harm to the community.
6. Consolidation of zoning on parcels is consistent with the current planning objectives and principles.
7. Signage restrictions as indicated on the submitted site plan.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 000896, a site development plan for building permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for site development plan for building permit at the subject site.
2. This request is in conformance with the Comprehensive Plan policies a, d, e, g, l, l, and m, which state that a full range of urban land uses should be allowed, that the integrity of existing neighborhoods can be ensured using the location, intensity, and design of new development, that development shall be carefully designed to conform to topographical features, that employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments, that quality and innovation in design shall be encouraged in all new development, and that urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.
3. The landscaping indicated on the site plan is deficient.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. The note for lighting specification shall be modified to state that the maximum lighting height is 16', and shall use a full-cutoff shoe-box type fixture.
3. Signage:
 1. Building mounted: a maximum of 6% of the facade area and no box style signs, the signs may be individual channel letters.
 2. Free-standing monument style only that integrates with the building architecture, with a maximum 50 square feet at 10' in height.
4. Transportation Development's conditions are:
 - A) Removal of island and monument sign from Montgomery entrance.
 - B) Provision of 25 foot corner radius adjacent to handicapped space.
5. A 3' garden wall, along Montgomery, adjacent to the parking stalls shall be constructed to integrate architecturally with the building or a continuous hedge of shrubs 5 gallon; 18 inches minimum height at planting located on the top of a minimum 1 foot tall berm for the entire length of the parking stalls.
6. The site plan shall designate a 6' clear on-site pedestrian path (8' wide, providing a 2' automobile overhang on the concrete). The sidewalk connection from the front door plaza to Montgomery shall be 6 foot clear with shade trees at 25 feet on center in 5x5 planters.
8. The site access, circulation patterns, structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer.
8. Location of walls, fences, and signs must meet the clear sight distance requirements.
9. As per the Fire Department Comments: "Depending on construction type, fire protection requirements could exceed the capacity of existing facilities. Additional hydrants could be required. Any such improvements will have to be financially guaranteed prior to DRB sign approval."
10. As per the Solid Waste Department Comments: "Approved on condition will make any necessary adjustments at time of permitting for building."
11. The landscape plan shall indicate a minimum of 75% organic coverage at maturity in all landscape areas.
12. Delete 1 parking space (number 13) of the southeast corner of the property add end aisle with a shade tree and landscaping.

13. Add landscaping and trees at the west side of the building along the drainage channel.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

10. 00110 00000 00888 Rodey, Dickason, Sloan, Akin & Robb, PA, agents for KOAT-TV
 00110 00000 00889 requests a zone map amendment from C-1 to SU-1 for TV Station,
 Project # 1000643 satellite dishes, related facilities and helipad, to allow helipad on
 radio/TV station site plus approval of a site development plan for
 building permit for Lot A-1, Block 1, Montgomery Heights, located on
 Carlisle and Comanche NE, between Montgomery and Comanche,
 containing approximately 3.6 acres. (G-16) Debbie Stover, Staff
 Planner (**APPROVED ZONE MAP AMENDMENT TO SU-1 FOR TV
 STATION WITH CONDITIONS. APPROVED SITE
 DEVELOPMENT PLAN FOR BUILDING PERMIT WITH
 CONDITIONS.**)

STAFF PRESENT:

Debbie Stover, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

John Salazar, P.O. Box 18888
Mary Lynn Roper, 3801 Carlisle
Curtis Chambers, 2704 Wooded Acres Dr., Arlington, TX
Tom Deederly, 3801 Carlisle
Jeff Martin, 3801 Carlisle
Michael Carson, 400 Roma NW
Sheryl Paloni, 400 Roma NW
Karen Schueler, 3504 Delamar NE
Rick Cooper, 10327 Cannemara

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

James Fanning, 3801 Wellesley NE
Gregory Hicks, 400 San Pasquale SW
David Wiederholt, 3816 Delamar NE

CHAIRMAN GARA: We are on agenda item number thirteen.

MS. STOVER: Mr. Chairman, Commissioners, this is item number thirteen, case number 00110 00000 00888 which is a request for a zone map amendment and 00128 00000 00889 for a site

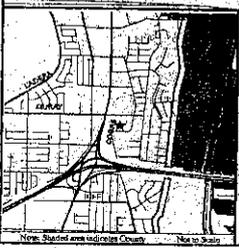


NOTICE OF PUBLIC HEARING

STATE OF NEW MEXICO County of Bernalillo

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, August 17, 2000 at 8:00 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

00128 00000 00870 Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde, Tract, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest, and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-1) Russell Brito, staff Planner



00128 00000 00894 Nims, Calvani & Assoc., agents for City of Albuquerque, requests approval of a site development plan for building permit for El Rancho Atrisco (Ladera Golf Course), zoned SU-1, located on Ladera Drive NW between Sequoia and Redlands, containing approximately 1.2 acres. (G-11, G-10 & H-10) Cynthia Borrego Archuleta, Staff Planner.

00128 00000 00897 Consensus Planning, Inc., agents for Rigel Corporation dba Krispy Kreme Doughnuts, requests approval of a site development plan for building permit for Tract D1, Cottonwood Corners, located on NM528 between Coors by Pass and Ellison Drive containing approximately 1.4 acres. (A-14) Bob Torres, Staff Planner

00128 00000 00899 Advanced Engineering and Consulting, LLC, agents for Zuni Development LLC, request approval of a site development plan for building permit for Tracts 4 and 5, Lands of C.H. Hall, zoned SU-1 for MH, located on 90th Street NW between Volcano Road and Bluewater Road, containing approximately 10 acres. (K-9) Russel Brito, Staff Planner

0012800000 00904 Herb Denish and Associates, Inc., agents for John Hammons Industries, request approval of a site development plan for building permit for Tracts B and C, Gateway subdivision, zoned SU-2/C-3, located on Lomas Boulevard NE between Interstate 25 and Woodward Place, containing approximately 9.35 acres. (J-15) Russel Brito, Staff Planner

00128 00000 00906 Rick Bennett Architect, agent for Conway Oil Co., request approval of a site development plan for building permit for a lot A, Tract A, North Albuquerque Acres, zoned SU-1 for C-2, located on the southwest corner of Louisiana and Paseo del Norte, containing approximately 2.7 acres. (D-18) Debbie Stover, Staff Planner

00128 00000 00915 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29-A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office, located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner.

00110-00000-00604 Thanh Nguyen, agent of Susan Mirabel, request a Zone Map Amendment from RT-1 to SU-1 for a Church and approval of a site development plan for subdivision for Lots 17 and 18, Block 8, Casas Serenas, located at 419 Rhode Island, SE between Bell Street, SE and Trumbull Street, SE, containing approximately 0.3054 acres. (G-11) Bob Torres, Staff Planner

00110-00000 00787 Keith MacDuffee, agent for Southwest Surveying Co Inc., request a zone map amendment from C-1 to SU-1 for RT plus approval of a site development plan for subdivision purposes for Lot 40, Block 6, Unit 1, Casa Grande Estates, located on Candelaria between Tramway Boulevard and Matador Drive, containing approximately .92 acres. (H-23) Debbie Stover, Staff Planner

00110 00000 00844 Livia Strimbu, agent for Mike Tabrizian request a zone map from C-1 to C-2 for the northwest corner of N/2 of Tract 1, Mesa Park Addition, located on San Pedro SE and Zuni between Zuni and Bell, containing approximately .30 acres: (L-18) Mary Piscitelli, Staff Planner

00110 00000 00887 Tierra West, LLC agents for Plumbers and Steam fitters #412, request a zone map amendment from O-1/R-3/C-1 to C-1 for the north half of Tract 1, Mesa Park Addition, located on San Pedro Drive SE between Bell Avenue and Zuni Road, containing approximately 1.239 acres. (L-18) Bob Paulsen, Staff Planner.

00110 00000 00888 Rodey Dickason, Sloan, Akin & Robb, PA, agents for KOAT-TV requests a zone map amendment from C-1 to SU-1 for TV station, satellite dishes, related facilities and helipad, to allow helipad on radio/TV station site plus approval of a site development plan for building permit for Lot A-3, Block 1, Montgomery Heights, located on Carlisle and Comanche NE between Montgomery and Comanche, containing approximately 3.6 acres. (G-16) Debbie Stover, Staff Planner

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 2 day of August 2000, and the subsequent consecutive publications on _____, 2000.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 2 day August of 2000.

PRICE \$241.17 Statement to come at end of month.

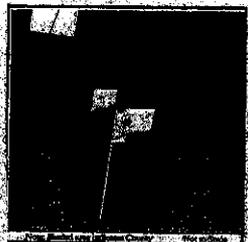
SEAL Incan BLEC MEXICO 2/93

ACCOUNT NUMBER 582583 CLA-22-A (R-1/93)

00110 00000 00915 Insite Architecture + Development, agents for Capital Aspects requests a zone map amendment from SU-1, P-1 to SU-1 plus approval of a site development plan for building permit for Tract H-2, New Holiday Park Addition, located on Montgomery Boulevard between Juan Tabo and Tramway, containing approximately .8264 acre. (F-22) Mary Piscitelli, Staff Planner

00110 0000 00898 John A Myers, agent for Sandia Foundation, a New Mexico Corporation requests an amendment to the Sawmill Sector Development Plan plus a zone map amendment from S-MI to P-R for Tract 238C-1-A-2-A Stewart Walker Addition, located on 20th Street between Mountain Road and Bellemah Avenue, containing approximately 8 acre. (J-13) Debbie Stover, Staff Planner

00128 00000 00907 DCSW, agents for John J. Mahoney & Assoc., requests approval of a site development plan for building permit for lots 1A and 2A, Lands of Lamonica and Wenk, located at the southeast corner of the intersection of Coors and Rio Bravo Boulevards SW, containing approximately 26 acres. (P-10) Russel Brito, Staff Planner



00114 00000 00576 Tierra West LLC, agents for Mock Homes, request annexation and establishment for R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-S and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner

00114 00000 00715 Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North 1/2 of the SW 1/4 of the NW 1/4, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russel Brito, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 pm, Monday through Friday or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331. Chuck Gara, Chairman Environmental Planning Commission

APPROVED: Bob Paulsen, Senior Planner, Development Services Division, Planning Department

Journal: August 2, 2000



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, August 17, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for June 15, 2000

2. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

3. 00138 00000 00911
00114 00000 00576
Project # 1000488
Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner

4. 00110 00000 00176
00138 00000 00177
00128 00000 00590
(Project 1000232)
Consensus Planning, agents for West Tijeras Canyon Ltd., requests an amendment to the Sandia Foothills Area Plan plus a zone map amendment to SU-1 PRD for 64.8 acres and SU-1 for O-1 for 10 acres, SU-1 for R-LT for 18.5 acres, and SU-1 for MPOS for 11 acres and approval of a site development plan for subdivision for Parcel A and a portion of Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40 Frontage Road, east of Serenity Hills Neighborhood, containing approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

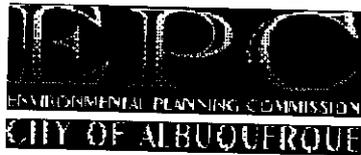
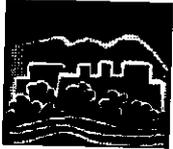
5. 00128 00000 00897
Project #1000421
Consensus Planning, Inc., agents for Rigel Corporation dba Krispy Kreme Doughnuts, request approval of a site development plan for building permit for Tract D1, Cottonwood Corners, located on NM528 between Coors by Pass and Ellison Drive, containing approximately 1.4 acres. (A-14) Bob Torres, Staff Planner

6. 00110 00000 00460
00128 00000 00461
Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JULY 17, 2000)**

7. 00128 00000 00915
00128 00000 00917
Project #1000651
Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner
8. 00128 00000 00894
Project #1000645
Nims, Calvani & Assoc., agents for City of Albuquerque, requests approval of a site development plan for building permit for El Rancho Atrisco (Ladera Golf Course), zoned SU-1, located on Ladera Drive NW between Sequoia and Redlands, containing approximately 1.2 acres. (G-11, G-10 & H-10) Cynthia Borrego Archuleta, Staff Planner
9. 00128 00000 00904
Project # 1000060
Herb Denish and Associates, Inc., agents for John Hammons Industries, request approval of a site development plan for building permit for Tracts B and C, Gateway Subdivision, zoned SU-2/C-3, located on Lomas Boulevard NE between Interstate 25 and Woodward Place, containing approximately 9.35 acres. (J-15) Russell Brito, Staff Planner
10. 00110 00000 00844
Project # 1000617
Livia Strinbu, agent for Mike Tabrizian request a zone map from C-1 to C-2 for the northwest corner of N/2 of Tract 1, Mesa Park Addition, located on San Pedro SE and Zuni between Zuni and Bell, containing approximately .30 acre. (L-18) Mary Piscitelli, Staff Planner
11. 00128 00000 00906
Rick Bennett Architect, agent for Conway Oil Co., request approval of a site development plan for building permit for lot A, Tract A, North Albuquerque Acres, zoned SU-1 for C-2, located on the southwest corner of Louisianan and Paseo del Norte, containing approximately 2.7 acres. (D-18) Debbie Stover, Staff Planner
12. 00110 00000 00895
00128 00000 00896
Project #1000646
Insite Architecture + Development, agents for Capital Aspects requests a zone map amendment from SU-1, P-1 to SU-1 plus approval of a site development plan for building permit for Tract H-2, New Holiday Park Addition, located on Montgomery Boulevard between Juan Tabo and Tramway, containing approximately .8264 acre. (F-22) Mary Piscitelli, Staff Planner

13. 00110 00000 00888
00110 00000 00889
Project # 1000643
Rodey, Dickason, Sloan, Akin & Robb, PA, agents for KOAT-TV requests a zone map amendment from C-1 to SU-1 for TV Station, satellite dishes, related facilities and helipad, to allow helipad on radio/TV station site plus approval of a site development plan for building permit for Lot A-1, Block 1, Montgomery Heights, located on Carlisle and Comanche NE, between Montgomery and Comanche, containing approximately 3.6 acres. (G-16) Debbie Stover, Staff Planner
14. 00110 00000 00887
Project #1000642
Tierra West, LLC agents for Plumbers and Steamfitters #412, request a zone map amendment from O-1/R-3/C-1 to C-1 for the north half of Tract 1, Mesa Park Addition, located on San Pedro Drive SE between Bell Avenue and Zuni Road, containing approximately 1.239 acres. (L-18) Bob Paulsen, Staff Planner
15. 00128 00000 00899
Project # 100648
Advanced Engineering and Consulting, LLC, agents for Zuni Development LLC, request approval of a site development plan for building permit for Tracts 4 and 5, Lands of C.H. Hall, zoned SU-1 for MH, located on 90th Street NW between Volcano Road and Bluewater Road, containing approximately 10 acres. (K-9) Russell Brito, Staff Planner
16. 00110-00000-00604
00128 00000 01003
00138 00000 01067
(Project #1000501)
Thanh Nguyen, agent for Susan Mirabal, request a Zone Map Amendment from R-T to SU-1 for a Church, amendment to a sector development plan and approval of a site development plan for subdivision for Lots 17 and 18, Block 8, Casas Serenas, located at 419 Rhode Island, SE between Bell Street, SE and Trumbull Street, SE, containing approximately 0.3054 acres. (L-19) Debbie Stover, Staff Planner
17. 00110 000000 00898
Project # 1000647
John A Myers, agent for Sandia Foundation, a New Mexico Corporation requests an amendment to the Sawmill Sector Development Plan plus a zone map amendment from S-MI to P-R for Tract 238C-1-A-2-A, Stewart Walker Addition, located on 20th Street between Mountain Road and Bellamah Avenue, containing approximately .8 acre. (J-13) Debbie Stover, Staff Planner

18. 00128 00000 00907
Project # 1000650
DCSW, agents for John J. Mahoney & Assoc., requests approval of a site development plan for building permit for Lots 1A and 2A, Lands of Lamonica and Wenk, located at the southeast corner of the intersection of Coors and Rio Bravo Boulevards SW, containing approximately 26 acres. (P-10) Russell Brito, Staff Planner
19. 00110 00000 00787
00128 00000 00788
Project # 1000065
Keith MacDuffee, agent for Southwest Surveying Co Inc., request a zone map amendment from C-1 to SU-1 for RT plus approval of a site development plan for subdivision purposes for Lot 40, Block 6, Unit 1, Casa Grande Estates, located on Candelaria between Tramway Boulevard and Matador Drive, containing approximately .92 acres. (H-23) Debbie Stover, Staff Planner
20. 00114 00000 00715
00110 00000 00716
00128 00000 00718
Project # 1000554
Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus a approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North ½ of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff Planner
21. 00128 00000 00870
00128 00000 00871
Project # 1000188
Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner
22. 00128 00000 00592
00128 00000 00593
(Project #1000032)
Consensus Planning, agents for Lowes Company, Inc., request approval of a site development plan for building permit plus an amendment to a site development plan for subdivision for Tract 3, Coors Village, University of Albuquerque Urban Center zoned SU-3, located on Coors Boulevard NW between Western Trial and Milne Road, containing approximately 14.16 acres. (F-11) Russell Brito, Staff Planner
(DEFERRED FROM JUNE 15, 2000)
23. Other Matters



Agenda Number: 12
 Case Number: 00110 00000
 00895/00128 00000 00896
 August 17, 2000

Staff Report

• Agent	InSite Architects
• Applicant	Capital Aspects
Request(s)	1. Zone Map Amendment 2. Site Development Plan for Building Permit
• Legal Description	Tract H-2, New Holiday Park Addition
• Location	11601 Montgomery Blvd. NE
• Size	approximately .8264 acres
• Existing Zoning	SU-1 for O-1, P-1
• Proposed Zoning	SU-1 for O-1

Staff Recommendation
 APPROVAL of 00110-00000-00895, a request for zone map amendment, based on the findings on page 9, and subject to the conditions of approval on page 10.

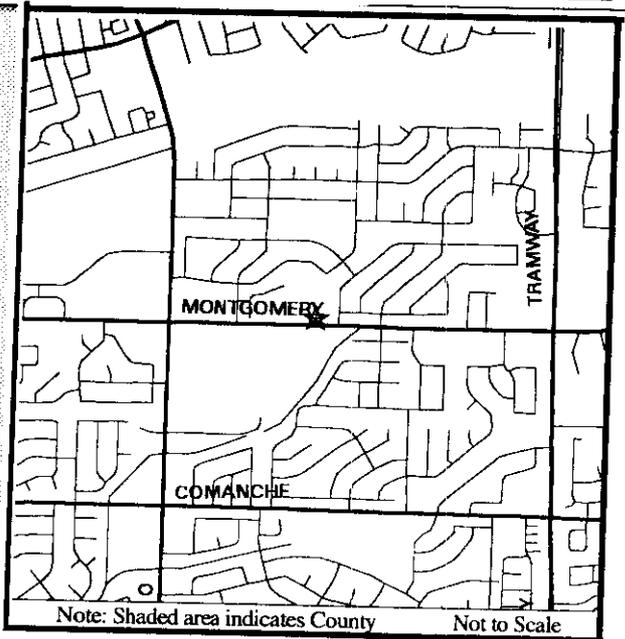
APPROVAL of 00128-00000-00896, a request for a site development plan for building permit based on the findings on page 9, and subject to the conditions of approval on page 10.

Staff Planner
 Mary Piscitelli

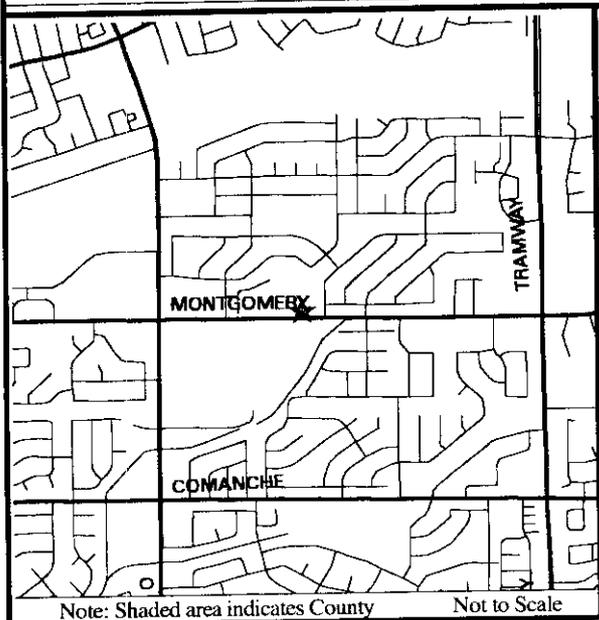
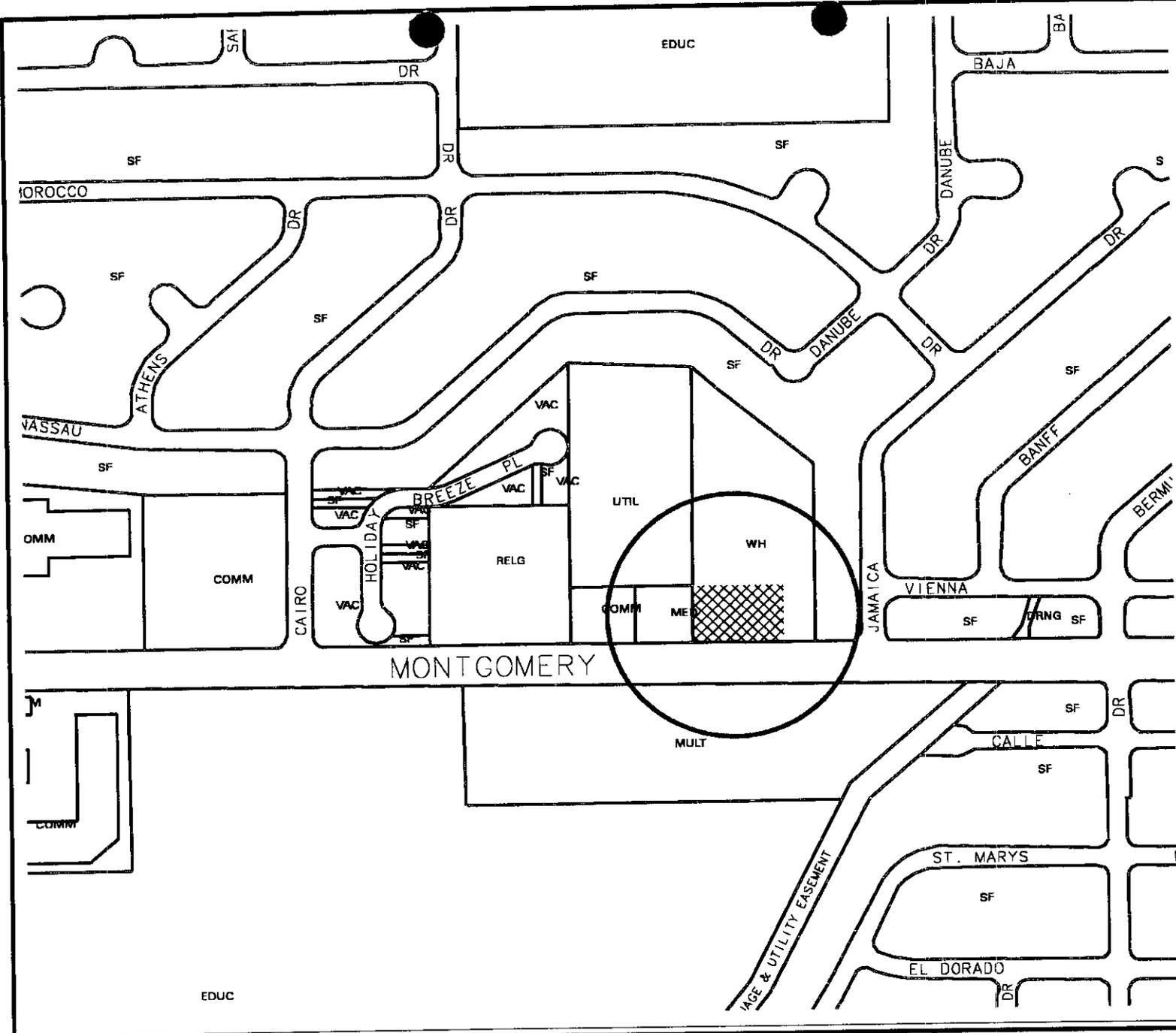
Summary of Analysis

This request is for a zone map amendment and a site development plan for building permit for a .8264 acre site located on Montgomery Boulevard between Juan Tabo Boulevard and Tramway Boulevard. The site is immediately adjacent to the Applicant's office building.

Antiquated zoning of P-1 is proposed to be removed from the zoning category of the site, as it prohibits building location close to the street. The site development plan for building permit is in conformance with the Comprehensive Plan. Staff recommends approval.



City Departments and other interested agencies reviewed this application from July 7, 2000 to July 21, 2000. Agency comments were used in the preparation of this report, and begin on page (12)



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1" = 353'

**PROJECT NO.
1000646**

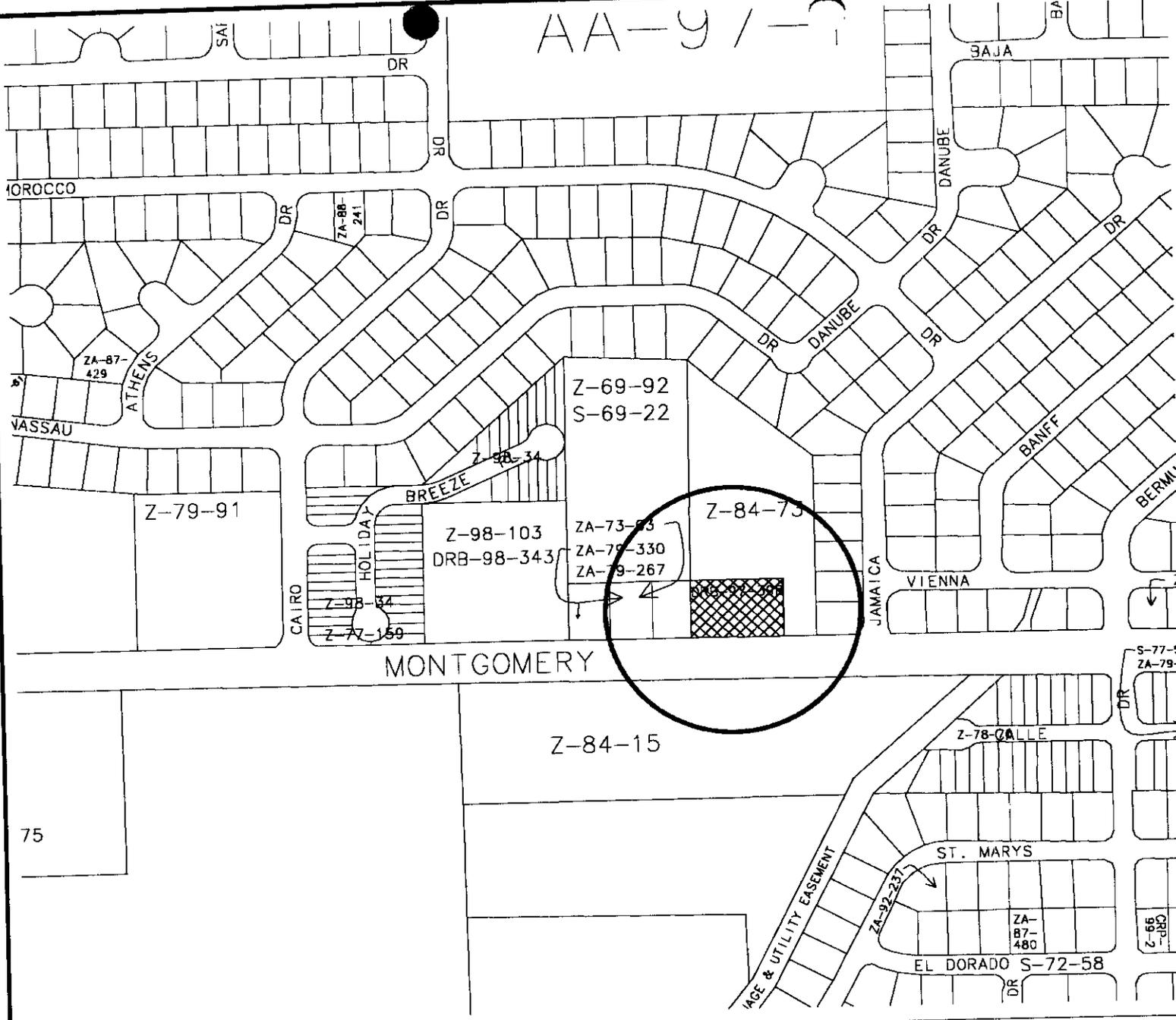
**HEARING DATE
08-17-00**

**MAP NO.
F-22**

**APPLICATION NO.
00110-00000-00895
00128-00000-00896**

Note: Shaded area indicates County Not to Scale

AA-97-1



HISTORY MAP



Scale 1"=353'

PROJECT NO. 1000646
HEARING DATE 08-17-00
MAP NO. F-22
APPLICATION NO. 00110-00000-00899 00128-00000-00896

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Request(s)	1. Zone Map Amendment from SU-1 for O-1 and P-1 to SU-1 for O-1. 2. Site Development Plan for Building Permit
Location	Montgomery Boulevard between Juan Tabo Boulevard and Tramway Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area, Applicable Rank II & III Plans	Land Use
Site	SU-1 for O-1, P-1	Albuquerque/Bernalillo County Comprehensive Plan	vacant
North	SU-1 for Self Storage and O-1		self storage
South	R-2		multi-unit residential
East	SU-1 for Self-Storage and O-1		self storage
West	O-1		office

Background

This is a request for a Zone Map Amendment to change zoning from SU-1 for O-1 and P-1 to SU-1 for O-1 (removal of the P-1 zone). This is also a request for Site Development Plan for Building Permit at the subject site located at 11601 Montgomery Boulevard, between Juan Tabo Boulevard and Tramway Boulevard, more particularly described as Tract II-2, New Holiday Park Addition.

A zone change was approved in 1984, changing the zoning from SU-1 for Church to SU-1 for Self Storage and O-1 uses. Interestingly, the P-1 zoning was not addressed in that case, neither in the case report, nor the application materials, nor the approval from the EPC. The self storage facility with the associated watchman's quarters/office was built after receiving the

approval. The case history states clearly that the use shown on that application for the H-2 parcel was schematic and represents an O-1 type of development. Tract H-2, while not built on as part of the self-storage facility, was rezoned in that approval. In the case history, statements about a future site development plan for Tract H-2 would be brought to EPC once a specific user was identified.

The subject site is part of a six parcel half-octagon. The four side parcels comprise trapezoidal shapes that encompass a rectangle portion of the middle two parcels. It is a very formal development pattern with a strip of P-1 zone at the street facing side.

The P-1 zone is an antiquated zoning category that was used in developing areas (areas now considered established urban) to provide for setback and parking. The adjacent parcels also have the P-1 zoning in an approximately 20 foot deep strip from the property line at the back of the sidewalk on the three adjacent commercial parcels between Jamaica Street and Cairo Street. This practice of P-1 for setback purposes serves no current purpose and is contrary to current planning objectives which promote bringing buildings to the street to promote pedestrian activity.

The Agent has proposed removal of this zone. With the P-1 zoning on the parcel, the Agent is prohibited from designing his building to be placed close to the street, a favorable design attribute to the site.

Another previous case on the subject site was a DRB case, #DRB-97-398. This case was not approved, not enough information was submitted for decision.

This Agent has brought this request to the DRB concurrently for approval to vacate the drainage easement on the west side of the parcel.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the Comprehensive Plan which has a goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment." Applicable policies include:

- Policy a: The Established and Developing Urban Areas...shall allow a full range of urban land uses...
- Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
- Policy g: Development shall be carefully designed to conform to topographical features...
- Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Resolution 270-1980 (Zone Change Policy)

Resolution 270-1980, which specifies City policies for deciding zone map change application, is relevant to this request. As specified by this resolution, a proposed change must be consistent with the health, safety and general welfare of the City and must not be in significant conflict with adopted elements of the Comprehensive Plan or other adopted plans. In addition, R-270-1980 specifies that the applicant must demonstrate that the existing zoning is inappropriate based on one or more of the following three findings:

- 1) that there was an error when the existing zone map pattern was created, or
- 2) that changed neighborhood or community conditions justify the change, or
- 3) that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 270-1980 further stipulates that a change shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

A zone change request that would give a zone different from surrounding zoning to some small area, especially when only one premise is involved, is generally called a "spot zone." Such a zone change may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plans, or
2. the area of the proposed zone change is different from surrounding land because it could not be suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Long Range Roadway System

The Functional Classification Map designates Montgomery Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban).

ANALYSIS

Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

For the zone change request, the test of R-270-1980 must be met. From the zone change case in 1984, the P-1 zone was not removed at that time. There is no mention in the case history of that zone change of the P-1 zoning, however, it appears on the current zone map page F-22-Z. There is then a possible error on the map. There is no evidence in the case history of a zone change from the P-1 or removal of that zone through the establishment of SU-1 on this parcel. This request may meet the qualification of R-270-1980.

ANALYSIS

Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

This request is generally in conformance to the Comprehensive Plan policies as listed in this report. The policies dictate that the neighborhoods surrounding new commercial development are ensured to maintain their integrity, without disruption by the commercial uses. The subject site is nestled between existing commercial and office development and should have little impact to the surrounding residential neighborhood. This request will cause no harm to the community.

Site Plan Layout / Configuration

The Agent has made an effort to relate the building to the street in locating the building to the east side of the parcel. The Agent has made a similar effort of relating the building to the office building on the west. The Applicant owns the building to the west, and proximity between the buildings will be visually beneficial. The Agent has chosen to locate the parking to the east of the subject site, closer to the unrelated use of the self storage. This location provides a clear visual delineation of uses, by clustering the office buildings.

The entry faces east. A continuous on-site 6'-0" sidewalk from north to south is in front of the front facade. An on-site pedestrian path connecting to the public sidewalk is a design feature of the site. No pedestrian connections between the parking lot and the on-site pedestrian path is evident on the site plan. From the landscaping plan, there is ample room on the site to

provide extra sidewalk width to the on-site pedestrian path. This extra width would accommodate the 2' overhang from the parked cars in the spaces abutting the sidewalk.

A concrete retaining wall separates the north and east portion of the site from the surrounding self storage building.

Vehicular Access, Circulation and Parking

Access to the site is from Montgomery Boulevard, with a single driveway entry point. The drive aisles are 24', which appear to be sufficient. The detail of the driveway at the street is incorrect; it should show a curved radius on the sidewalk.

The parking also appears to be sufficient for office use. Internal circulation in the parking lot is counterclockwise. A note on the site plan states that the existing asphalt paving will be removed and replaced. A refuse dumpster enclosure faces southwest. The angle of that enclosure may need to be approved by Solid Waste.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is a direct pedestrian connection from the public sidewalk to the 6' interior sidewalk along the east facade. There is no dedicated pedestrian path through the parking lot. There are two concrete sidewalks on the west side of the building, appearing to dead-end at the western property line. The Agent has stated that they will bridge over the existing drainage swale. These sidewalks connect to the Applicant's office building to the west of the subject site, but do not adjoin to other pedestrian paths on the site to the west. The Agent has stated that these paths are for employee use between the buildings. Redevelopment of the parking lot of the existing office building to include connecting pedestrian paths between the buildings would be desirable, but are not included as part of this request.

Montgomery has transit service at 30 minute headways.

Lighting and Security

There is one 16'h 400 metal halide pole light with a concrete base, located centrally in the parking lot. It may not be sufficient lighting for the entire parking lot.

Landscaping

Landscaping is around the perimeter, and there is sufficient living landscaping to meet the requirements. It should be noted that the landscaping plan does not show the striping of parking lot. The striping on the landscape plan would allow better analysis of the landscaping.

Grading, Drainage, Utility Plans

This site has a drop in grade from the north to the south of about 8'. There are two drainage easements, one on the west, one on the south and eastern portion of the site. The western swale is proposed to be enclosed in a concrete culvert that will connect to the existing culvert on the self storage facility site. That easement is proposed for removal with a concurrent request through the DRB. The other easement is for both drainage and private access; this easement will remain.

Architecture and Signage

Architecturally, this project is a contemporary design of a flat roofed structure with repeated features of small covered patios and a bracketed sunshade overhang above the windows. These features are designed in metal. The sunshade is tubular steel and 1X1 mesh infill. The brackets appear to be slightly oversized for their weight bearing load. The patio roofing is tubular steel trellis, although there is no indication of plantings for the trellis. Outdoor seating and tables for the patio areas is desirable for maximum use. The Agent has stated that tables and chairs will be included after construction, but will be portable.

A curved metal roof on the central entry element provides focus for the design. The design of the windows accentuates the individual units of the building, accentuated by vertical control line, in the stucco. Groupings of windows face the street, on the south facade, and open the building to the public sidewalk.

The street facing side of the building shows the approximately 8' drop in grade from the back of the lot to the street. The east elevation shows the ramping of the sidewalk to the front entry.

Signage is to be determined at the time of tenant build-out, where it will be limited to the designated area, 80 sf at the street elevation, 50 sf at side elevations.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Conditions requested by reviewing agencies regard the dumpster to be approved by Solid Waste and that excellent clear sight be maintained for traffic. An approved drainage plan is on file with Hydrology. Otherwise, there are no adverse comments received from other reviewing agencies.

Neighborhood Concerns

No concerns from notified neighborhoods have been received. Calls from Gary Keenan, of Keenan and Associates, an office west of the existing Capital Aspects office, were regarding any impact to the Keenan building and site. No adverse impacts have been noted for the adjacent buildings.

Conclusions

Zone Map Amendment

This request for Zone Map Amendment from SU-1 for O-1 uses and P-1 to SU-1 for O-1 uses meets the criteria set by R-270-1980, in that the previous zone change on the property should have removed the P-1 zoning from the site. This proposed zone map amendment is a clean-up of the zoning on the parcel. The proposed zone change is in conformance with R-270-1980 in that it is advantageous to the community based on the Comprehensive Plan principles of good design and no impact to the neighborhoods. The proposed zone change causes no harm to the community.

Office use is used as a transition to residential areas. Developing the site where the building sits closer to the neighboring office building clusters those uses together, and distances the new building from the self-storage facility.

The P-1 zone serves no purpose as it is antiquated zoning. As the site is zoned currently, the P-1 zone necessitates building setbacks that are contrary to current planning objectives that promote bringing buildings to the street in order to promote pedestrian activity.

The consolidation of zoning on a site is consistent with the rationale of standard planning principles.

Site Development Plan for Building Permit

The request for Site Development Plan for Building Permit conforms to the policies contained in the Comprehensive Plan. From a design perspective, the building is set close to the street so that there is a relationship between the building and the pedestrian. With the minimum setback, the building becomes slightly more pedestrian friendly. The building does not have its primary facade toward the street so the building still keeps some focus on the parking lot. The attempt for pedestrianism is evident also on site, by the pedestrian path along the east facade of the building, and on the west side of the building connecting to the neighboring office building.

This request furthers the applicable Goals and Policies of the Comprehensive Plan.

Zone Map Amendment

FINDINGS - (00110-00000-00895) (August 17, 2000)

1. This is a request for approval of a zone map amendment to change the zoning on this site from SU-1 for O-1 uses and P-1 to SU-1 for O-1 uses.
2. The P-1 zone is an antiquated zone used for setback and parking. It is no longer used for these purposes.
3. The P-1 zone serves no purpose, in fact, it necessitates building setbacks that are contrary to current planning objectives which promote bringing buildings to the street in order to promote pedestrian activity.
4. This request is in conformance with R-270-1980 in that the request is advantageous to the community based on the Comprehensive Plan policy 1, stressing that quality and innovation in design shall be encouraged in all new development and that design shall be encouraged that is appropriate to the plan.
5. This request will cause no harm to the community.
6. Consolidation of zoning on parcels is consistent with the current planning objectives and principles.

Site Development Plan for Building Permit

FINDINGS - (00110-00000-00896) (August 17, 2000)

1. This is a request for site development plan for building permit at the subject site.
2. This request is in conformance with the Comprehensive Plan policies a, d, e, g, I, l, and m, which state that a full range of urban land uses should be allowed, that the integrity of existing neighborhoods can be ensured using the location, intensity, and design of new development, that development shall be carefully designed to conform to topographical features, that employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic

on residential environments, that quality and innovation in design shall be encouraged in all new development, and that urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

RECOMMENDATION - (00110-00000-00895)(August 17, 2000)

Zone Map Amendment

APPROVAL of 00110-00000-00895, a request for zone map amendment, to change zoning on the site from SU-1 for O-1 uses and P-1 to SU-1 for O-1 uses, at the site located at 11601 Montgomery Boulevard NE, more particularly described as Tract H-2, New Holiday Park Addition.

RECOMMENDATION - (00110-00000-00896)(August 17, 2000)

Site Development Plan for Building Permit

APPROVAL of 00110-00000-00896, a request for site development plan for building permit at the site located at 11601 Montgomery Boulevard NE, more particularly described as Tract H-2, New Holiday Park Addition.

CONDITIONS OF APPROVAL - (00110-00000-00896)(August 17, 2000)

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.
2. The note for lighting specification shall be modified to state that the maximum lighting height is 16', and shall use a full-cutoff shoe-box type fixture.
3. Signage:
 1. Building mounted : 6% of facade are no box style signs, the signs may be individual channel letters.
 2. Free-standing monument style only that integrates with the building architecture, with a maximum 50 square feet at 10' in height.

4. Curb cuts need to be shown with curved radii crossing the sidewalk at the driveway as per Transportation Development's specifications and additionally:
 - A) Dedication of 9 feet of right-of-way for Montgomery Boulevard.
 - B) Removal of island and monument sign from Montgomery entrance.
 - C) Provision of 25 foot corner radius adjacent to handicapped space.
5. A 3' garden wall, along Montgomery, adjacent to the parking stalls shall be constructed to integrate architecturally with the building.
6. The site plan shall designate a paved pedestrian crossing across the driveway to continue the public sidewalk across the site.
7. The site plan shall designate a 6' clear on-site pedestrian path (8' wide, providing a 2' automobile overhang on the concrete).
8. The site access, circulation patterns, structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer.
9. Location of walls, fences, and signs must meet the clear sight distance requirements.
10. As per the Fire Department Comments: "Depending on construction type, fire protection requirements could exceed the capacity of existing facilities. Additional hydrants could be required. Any such improvements will have to be financially guaranteed prior to DRB sign approval."

-
11. As per the Solid Waste Department Comments: "Approved on condition will make any necessary adjustments at time of permitting for building."


Mary Piscitelli Umphres
Planner

MPU/ac

cc: Capital Aspects, 11509 Montgomery Blvd. NE, Albuquerque, NM 87111
Insite Architecture + Devel., 57 Rock Pointe Pl. NE, Albuquerque, NM 87122
Gerald Schaefer, Eldorado Heights Neigh. Assoc., 4000 Bermuda Dr. NE, Albuquerque, NM 87111
Sharon Busoom, Eldorado Heights Neigh. Assoc., 1200 La Charles NE, Albuquerque, NM 87111
Adrian L. Chavez, New Holiday Park Neigh. Assoc., 4801 Danube Dr. NE, Albuquerque, NM 87111
Patti Watson Leake, New Holiday Park Neigh. Assoc., 11508 Manitoba NE, Albuquerque, NM 87111

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions for approval should include:

- A) Dedication of 9 feet of right-of-way for Montgomery Boulevard.
- B) Removal of island and monument sign from Montgomery entrance.
- C) Provision of 25 foot corner radius adjacent to handicapped space.

Utility Development:

No adverse comment. Depending on construction type, fire protection requirements could exceed the capacity of existing facilities. Additional hydrants could be required. Any such improvements will have to be financially guaranteed prior to DRB sign approval

Traffic Engineering Operations:

Should be no traffic problem provided existing access points maintain excellent sight distance.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved grading and drainage plan is on file with City Hydrology.

Transportation Planning:

This request should have no adverse effect on the arterial street system nor on the bikeway system.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

"No known landfills in the immediate vicinity."

NEIGHBORHOOD SERVICES

"Eldorado Heights & New Holiday Park (both recognized associations) were notified."

PARKS AND RECREATION

Design & Development

"No adverse comment."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

"No adverse comment."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved on condition will make any necessary adjustments at time of permitting for building
TL Baca 761-8142."

FIRE DEPARTMENT/Planning

"No adverse comment."

TRANSIT DEPARTMENT

"No comment."

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

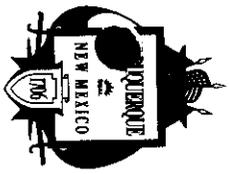
"No objection. See City Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

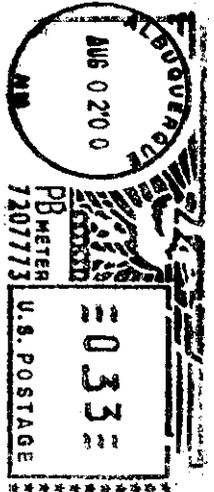
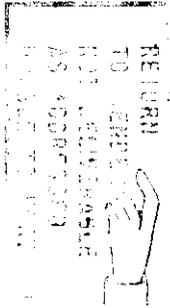
"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

No adverse comment. For information, the Long Range Roadway System designates Montgomery Boulevard as a principal arterial



City of Albuquerque
 PLANNING DEPARTMENT
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



102206124001130301

LUECK DANIEL M & MELISSA R
 DR NE
 12000 VIENNA NM 87111
 ALBUQUERQUE

571147422412933

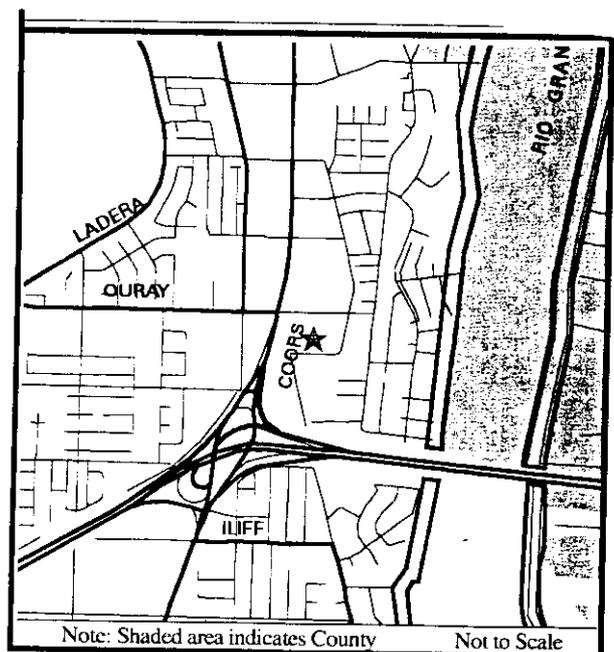




NOTICE OF PUBLIC HEARING

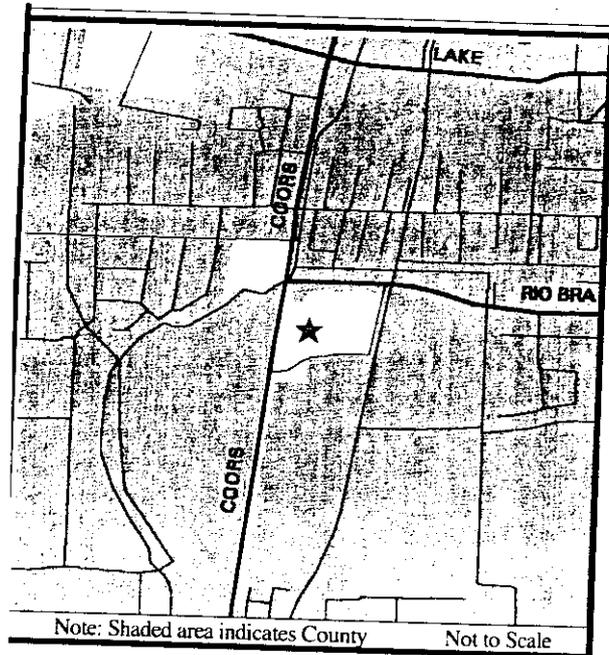
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, August 17, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

00128 00000 00870 Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto,
00128 00000 00871 Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests
Project # 1000188 approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner



- 00128 00000 00894
Project #1000645 Nims, Calvani & Assoc., agents for City of Albuquerque, requests approval of a site development plan for building permit for El Rancho Atrisco (Ladera Golf Course), zoned SU-1, located on Ladera Drive NW between Sequoia and Redlands, containing approximately 1.2 acres. (G-11, G-10 & H-10) Cynthia Borrego Archuleta, Staff Planner
- 00128 00000 00897
Project #1000421 Consensus Planning, Inc., agents for Rigel Corporation dba Krispy Kreme Doughnuts, request approval of a site development plan for building permit for Tract D1, Cottonwood Corners, located on NM528 between Coors by Pass and Ellison Drive, containing approximately 1.4 acres. (A-14) Bob Torres, Staff Planner
- 00128 00000 00899
Project # 100648 Advanced Engineering and Consulting, LLC, agents for Zuni Development LLC, request approval of a site development plan for building permit for Tracts 4 and 5, Lands of C.H. Hall, zoned SU-1 for MH, located on 90th Street NW between Volcano Road and Bluewater Road, containing approximately 10 acres. (K-9) Russell Brito, Staff Planner
- 00128 00000 00904
Project # 1000060 Herb Denish and Associates, Inc., agents for John Hammons Industries, request approval of a site development plan for building permit for Tracts B and C, Gateway Subdivision, zoned SU-2/C-3, located on Lomas Boulevard NE between Interstate 25 and Woodward Place, containing approximately 9.35 acres. (J-15) Russell Brito, Staff Planner
- 00128 00000 00906 Rick Bennett Architect, agent for Conway Oil Co., request approval of a site development plan for building permit for lot A, Tract A, North Albuquerque Acres, zoned SU-1 for C-2, located on the southwest corner of Louisianan and Paseo del Norte, containing approximately 2.7 acres. (D-18) Debbie Stover, Staff Planner
- 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner
- 00110-00000-00604
00128 00000 01003
(Project #1000501) Thanh Nguyen, agent for Susan Mirabal, request a Zone Map Amendment from R-T to SU-1 for a Church and approval of a site development plan for subdivision for Lots 17 and 18, Block 8, Casas Serenas, located at 419 Rhode Island, SE between Bell Street, SE and Trumbull Street, SE, containing approximately 0.3054 acres. (L-19) Debbie Stover, Staff Planner

- 00110 00000 00787 Keith MacDuffee, agent for Southwest Surveying Co Inc., request a zone map
00128 00000 00788 amendment from C-1 to SU-1 for RT plus approval of a site development plan
Project # 1000065 for subdivision purposes for Lot 40, Block 6, Unit 1. Casa Grande Estates,
located on Candelaria between Tramway Boulevard and Matador Drive,
containing approximately .92 acres. (H-23) Debbie Stover, Staff Planner
- 00110 00000 00844 Livia Strinbu, agent for Mike Tabrizian request a zone map from C-1 to C-2 for
Project # 1000617 the northwest corner of N/2 of Tract 1, Mesa Park Addition, located on San
Pedro SE and Zuni between Zuni and Bell, containing approximately .30 acre.
(L-18) Mary Piscitelli, Staff Planner
- 00110 00000 00887 Tierra West, LLC agents for Plumbers and Steamfitters #412, request a zone
Project #1000642 map amendment from O-1/R-3/C-1 to C-1 for the north half of Tract 1, Mesa
Park Addition, located on San Pedro Drive SE between Bell Avenue and Zuni
Road, containing approximately 1.239 acres. (L-18) Bob Paulsen, Staff Planner
- 00110 00000 00888 Rodey, Dickason, Sloan, Akin & Robb, PA, agents for KOAT-TV requests a
00110 00000 00889 zone map amendment from C-1 to SU-1 for TV Station, satellite dishes, related
Project # 1000643 facilities and helipad, to allow helipad on radio/TV station site plus approval of
a site development plan for building permit for Lot A-1, Block 1, Montgomery
Heights, located on Carlisle and Comanche NE, between Montgomery and
Comanche, containing approximately 3.6 acres. (G-16) Debbie Stover, Staff
Planner
- 00110 00000 00895 Insite Architecture + Development, agents for Capital Aspects requests a zone
00128 00000 00896 map amendment from SU-1, P-1 to SU-1 plus approval of a site development
Project #1000646 plan for building permit for Tract H-2, New Holiday Park Addition, located on
Montgomery Boulevard between Juan Tabo and Tramway, containing
approximately .8264 acre. (F-22) Mary Piscitelli, Staff Planner
- 00110 000000 00898 John A Myers, agent for Sandia Foundation, a New Mexico Corporation
Project # 1000647 requests an amendment to the Sawmill Sector Development Plan plus a zone
map amendment from S-MI to P-R for Tract 238C-1-A-2-A, Stewart Walker
Addition, located on 20th Street between Mountain Road and Bellamah Avenue,
containing approximately .8 acre. (J-13) Debbie Stover, Staff Planner
- 00128 00000 00907 DCSW, agents for John J. Mahoney & Assoc., requests approval of a site
Project # 1000650 development plan for building permit for Lots 1A and 2A, Lands of Lamonica
and Wenk, located at the southeast corner of the intersection of Coors and Rio
Bravo Boulevards SW, containing approximately 26 acres. (P-10) Russell
Brito, Staff Planner



00138 00000 00911 Tierra West LLC, agents for Mock Homes, request annexation and
 00114 00000 00576 establishment of R-D zoning plus an amendment to the La Cueva Sector
 Project # 1000488 Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North
 Albuquerque Acres located on Ventura Avenue NE between Eagle Rock
 Avenue and Oakland Avenue, containing approximately 10 acres. (C-20)
 Carmen Marrone, Staff Planner

00114 00000 00715 Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests
 00110 00000 00716 annexation and establishment of IP zoning plus a approval of a master
 00128 00000 00718 development plan for a Tract of land in Section 33 T10N, R4E, in the North ½
 Project # 1000554 of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson
 Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff
 Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AUGUST 2, 2000.

APPROVED

A handwritten signature in black ink, appearing to read "Bob Paulsen", written over the printed name.

Bob Paulsen, Senior Planner,
Development Services Division, Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: 8/17/00

Zone Atlas Page: F-22-E

Notification Radius: 100 Ft.

App#	00110-00000-00895
Proj#	1000646
Other#	00128-00000-00896

Cross Reference and Location: _____

Applicant: Capital Aspects ✓

Address: 11509 Montgomery NE, 87111

Agent: Insite Arch. & Develop. ✓

Address: 57 Rock Point Pl. NE, 87122

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 8/2/00

Signature: [Handwritten Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page / of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-22	10220601	199-013	302-39	✓
		142-027	02	✓
		102-013	05	✓ mg
		172-013	37	✓ mg
		182-013	39	✓
		174-052	04	✓ Pbx
		204-042	06	✓
		225-011	07	✓
		225-019	08	✓
		225-026	09	✓
		225-034	10	✓
		225-041	11	✓
		225-049	12	✓
		240-011	303-01	✓
		240-027	402-01	✓
		240-035	32	✓
G-27	10220600	187-519	202-07	✓

1022061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102206119901330239 LEGAL: TR H -2 O F REPL OF TR H NEW HOLIDAY PARK SUBD CONT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: HASHEMIAN AHMAD & FATEMEH
 OWNER ADDR: 06520 LOWELL ST NE ALBUQUERQUE NM 87111

102206114202730202 LEGAL: TRAC T E OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MACDUFFEE KEITH R & DOROTHY P
 OWNER ADDR: 11120 BERMUDA DUNES NE ALBUQUERQUE NM 87111

102206116201330205 LEGAL: * G1 REP L OF LOTS G1 & G2 REDIVISION OF TR "G" THE LAND USE:
 PROPERTY ADDR: 00000 11501 MONTGOMERY NE
 OWNER NAME: LOMAS PARTNERS
 OWNER ADDR: 00000 PO BOX 14590 ALBUQUERQUE NM 87191

102206117201330237 LEGAL: * G2 REP L OF LOTS G-1 & G-2 REDIVISION OF TR "G" T LAND USE:
 PROPERTY ADDR: 00000 11505 MONTGOMERY NE
 OWNER NAME: LOMAS PARTNERS
 OWNER ADDR: 00000 P O BOX 14590 ALBUQUERQUE NM 87191

102206118201330238 LEGAL: * G3 RED IVISION TR G THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 11509 MONTGOMERY NE
 OWNER NAME: PARS LTD CO
 OWNER ADDR: 11509 MONTGOMERY BL NE ALBUQUERQUE NM 87111

102206117405030204 LEGAL: CITY RES ERVOIR B OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

102206120404230206 LEGAL: TR H -1 O F REPL OF TR H NEW HOLIDAY PARK SUBD CONT LAND USE:
 PROPERTY ADDR: 00000 11801 MONTGOMERY NE
 OWNER NAME: NATL SELF STORAGE EQUITIES LTD
 OWNER ADDR: 00017 W WETMORE TUCSON AZ 85705

102206122501130207 LEGAL: * 03 O F OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 4501 JAMAICA NE
 OWNER NAME: EDWELL BONNIE J & DEMECIO
 OWNER ADDR: 04501 JAMAICA DR NE ALBUQUERQUE NM 87111

102206122501930208 LEGAL: * 02 9 F OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 4505 JAMAICA NE
 OWNER NAME: CHISHOLM JAMES S ETUX
 OWNER ADDR: 04505 JAMAICA DR NE ALBUQUERQUE NM 87111

102206122502630209 LEGAL: * 02 8 F OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 4509 JAMICA NE
 OWNER NAME: NGUYEN PHUONG D & THUY D
 OWNER ADDR: 04509 JAMICA NE ALBUQUERQUE NM 87111

102206122503430210 LEGAL: * 02 7 F OF THE NEW HOLIDAY PARK SUBD LAND USE:
 PROPERTY ADDR: 00000 4513 JAMAICA NE
 OWNER NAME: FLEMING DAVID J & SUE ANN
 OWNER ADDR: 04513 JAMAICA DR NE ALBUQUERQUE NM 87111

102206122504130211	LEGAL: * 02 6 F OF THE NEW HOLIDAY PARK SUBD PROPERTY ADDR: 00000 4517 JAMAICA NE OWNER NAME: GIBSON ROBERT R ETUX OWNER ADDR: 04517 JAMAICA	LAND USE: NE ALBUQUERQUE NM 87111
102206122504930212	LEGAL: * 02 5 F OF THE NEW HOLIDAY PARK SUBD PROPERTY ADDR: 00000 4521 JAMAICA NE OWNER NAME: LEAHEY ROBERT T L & KAREN SUE OWNER ADDR: 00000 PO BOX 26415	LAND USE: ALBUQUERQUE NM 87125
102206124001130301	LEGAL: * 00 6 H OF THE NEW HOLIDAY PARK SUBD PROPERTY ADDR: 00000 12000 VIENNA NE OWNER NAME: LUECK DANIEL M & MELISSA R OWNER ADDR: 12000 VIENNA	LAND USE: DR NE ALBUQUERQUE NM 87111
102206124002740201	LEGAL: * 00 1 I OF THE NEW HOLIDAY PARK SUB PROPERTY ADDR: 00000 4508 JAMAICA NE OWNER NAME: COLCLOUGH NORMAN AND WANDA OWNER ADDR: 04508 JAMAICA	LAND USE: NE ALBUQUERQUE NM 87111
102206124003540232	LEGAL: * 00 2 I OF THE NEW HOLIDAY PARK SUB PROPERTY ADDR: 00000 4512 JAMAICA NE OWNER NAME: SMITH ROBERT E L ETUX OWNER ADDR: 04512 JAMAICA	LAND USE: NE ALBUQUERQUE NM 87111
102206018751920207	LEGAL: TR M PE E LDORADO ADD'N CONT 7.1974 AC M/L PROPERTY ADDR: 00000 11800 MONTGOMERY BLV NE OWNER NAME: ASV-XVI PROPERTIES INC OWNER ADDR: 00335 N WILMONT	LAND USE: TUCSON AZ 85711

“ATTACHMENT A”

Jud Dervenak, Insite Architecture and Development Zone Map F-22

ELDORADO HEIGHTS N.A. (R)

Gerald A. Schaefer
4000 Berrmuda Dr. NE/87111 294-2875 (h)
Sharon Busboom
12000 La Charles NE/87111 296-1637 (h)

NEW HOLIDAY PARK N.A. (R)

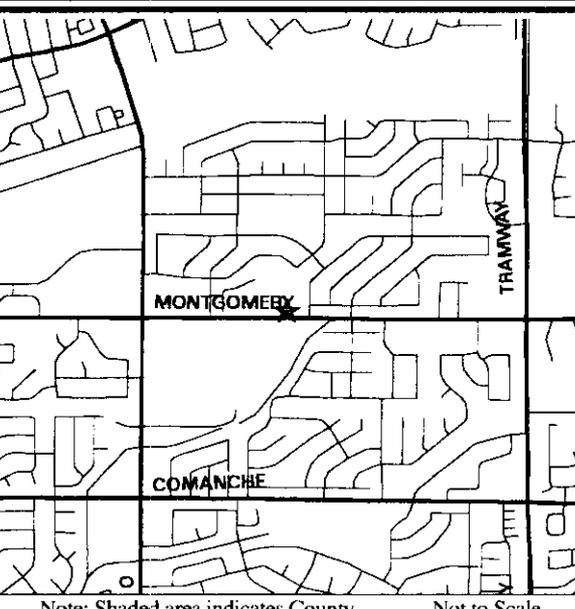
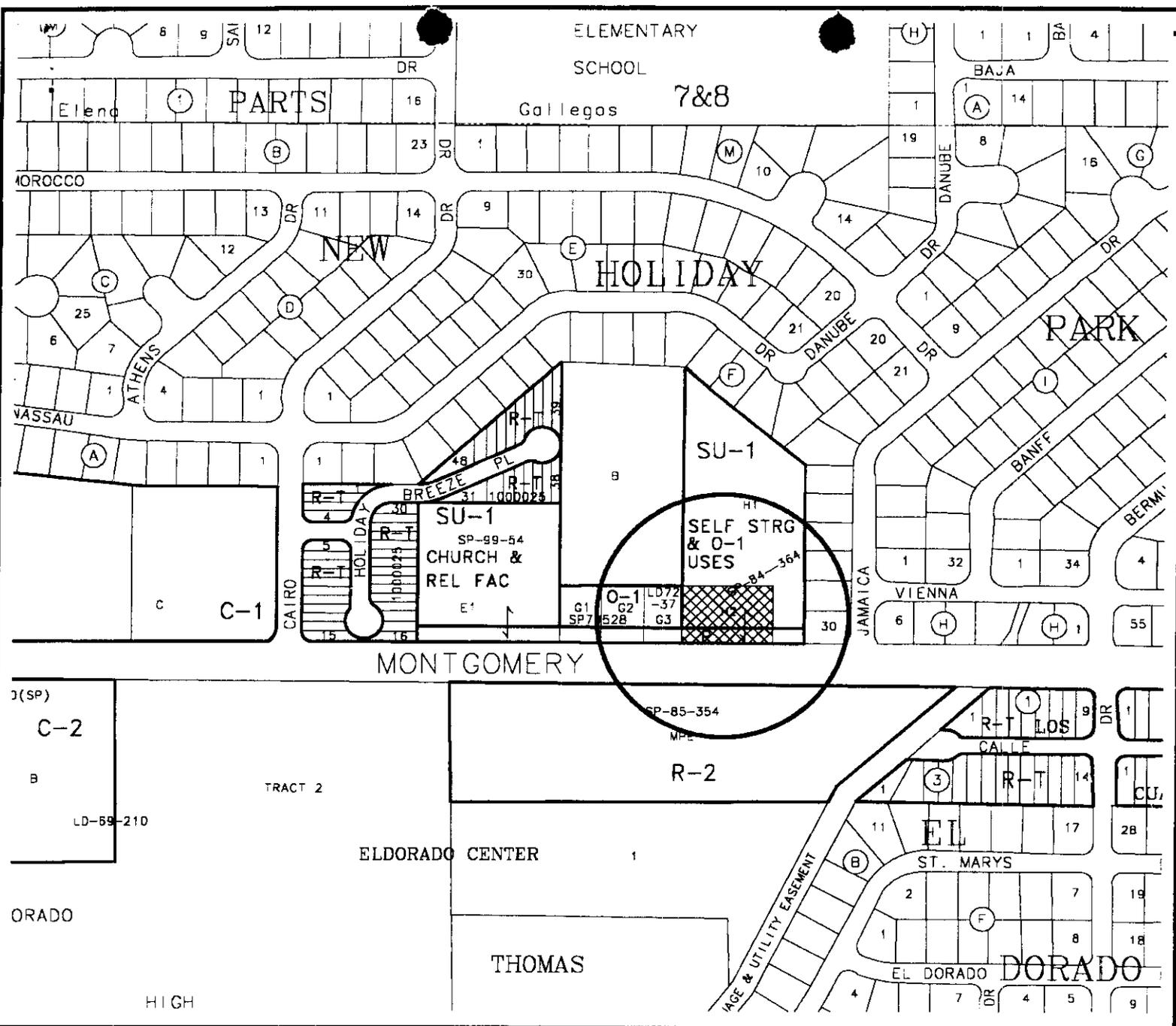
***Adrian L. Chavez, Sr.**
4801 Danube Dr. NE/87111 275-1988 (h) 883-1355 (w)
Patti Watson Leake
11508 Manitoba NE/87111 293-2000 (w)

LEGEND

(R) Recognized Neighborhood Association under O-92.
* Indicates Neighborhood Association President for Neighborhood Association
or Group.

FOR YOUR INFORMATION:

**LETTERS MUST BE SENT TO BOTH CONTACTS OF
EACH NEIGHBORHOOD ASSOCIATION.**



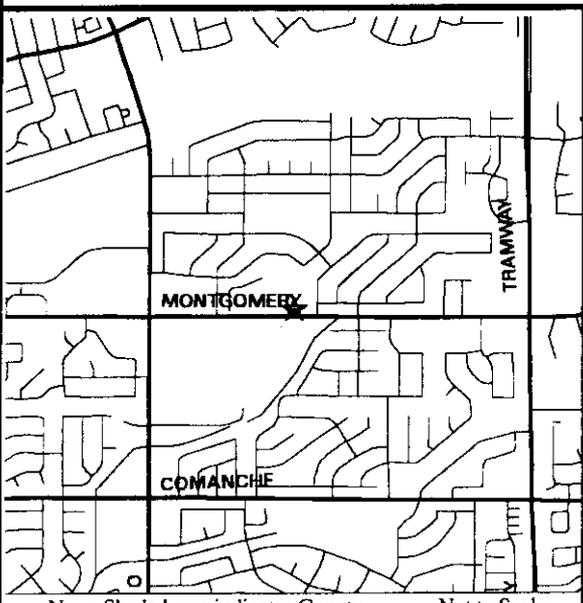
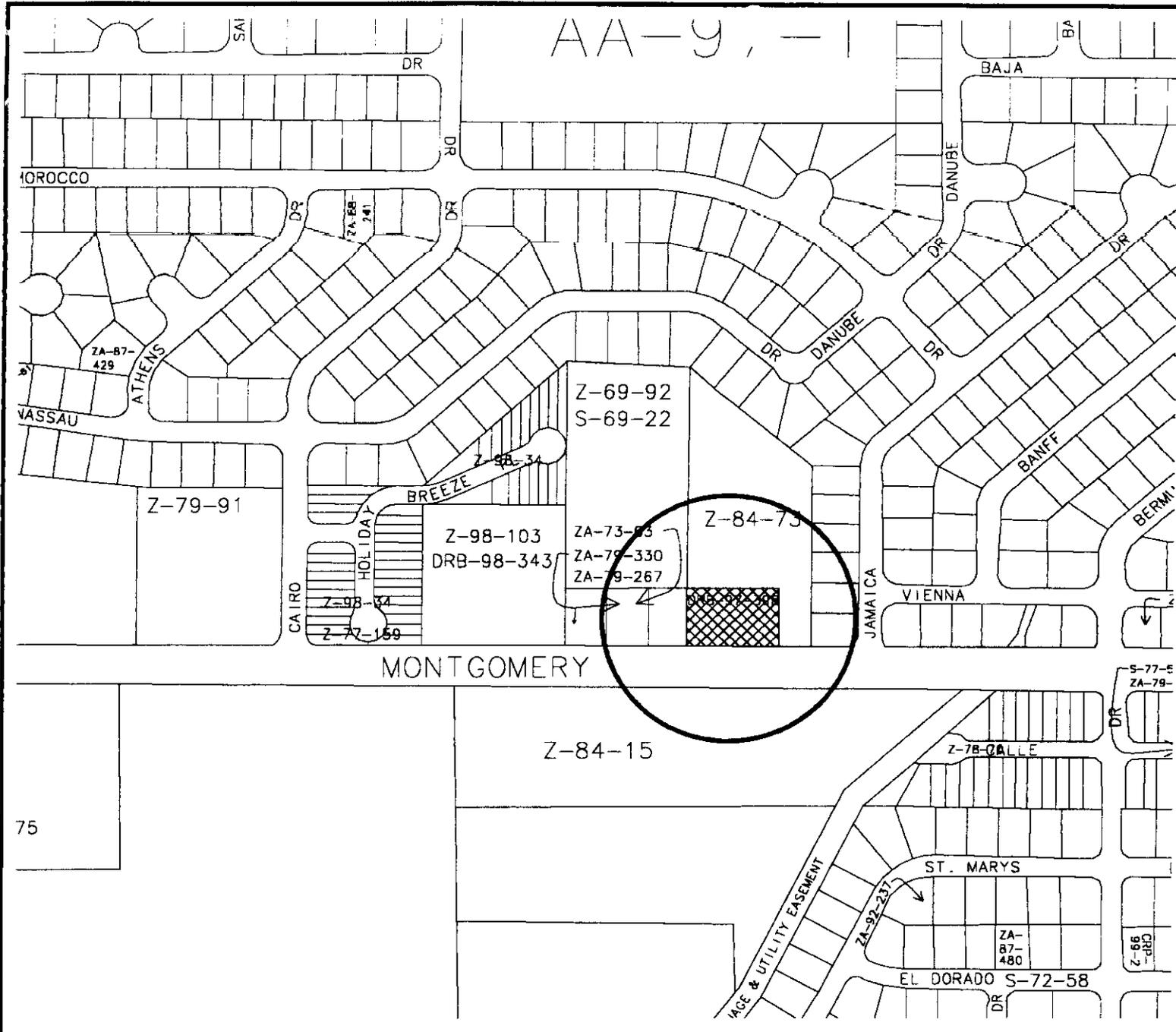
ZONING MAP



Scale 1" = 353'

PROJECT NO. 1000646
HEARING DATE 08-17-00
MAP NO. F-22
APPLICATION NO. 00110-00000-00895 00128-00000-00896

Note: Shaded area indicates County Not to Scale



HISTORY MAP



Scale 1" = 353'

**PROJECT NO.
1000646**

**HEARING DATE
08-17-00**

**MAP NO.
F-22**

**APPLICATION NO.
00110-00000-00895
00128-00000-00896**

CITY OF ALBUQUERQUE
Planning Department
Albuquerque, New Mexico

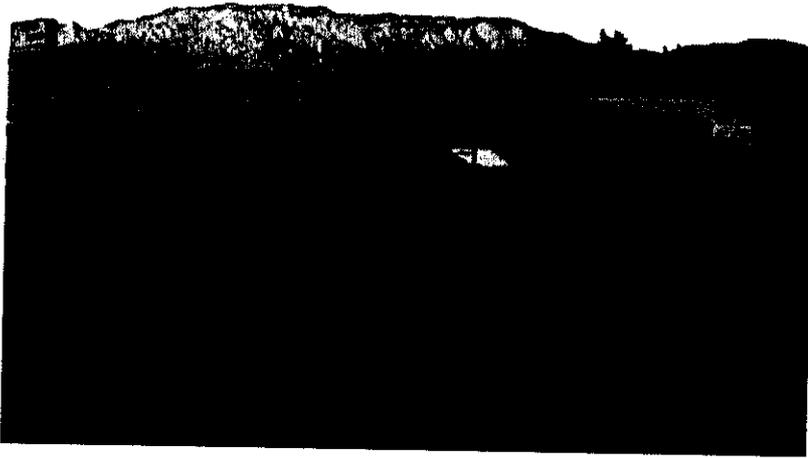
InterOffice Correspondence

To: Janet Stephens, DRB Chair
From: Mary Piscitelli, Staff Planner, Development Services Division
Subject: Project #1000646, Case # 00450-00000-01209

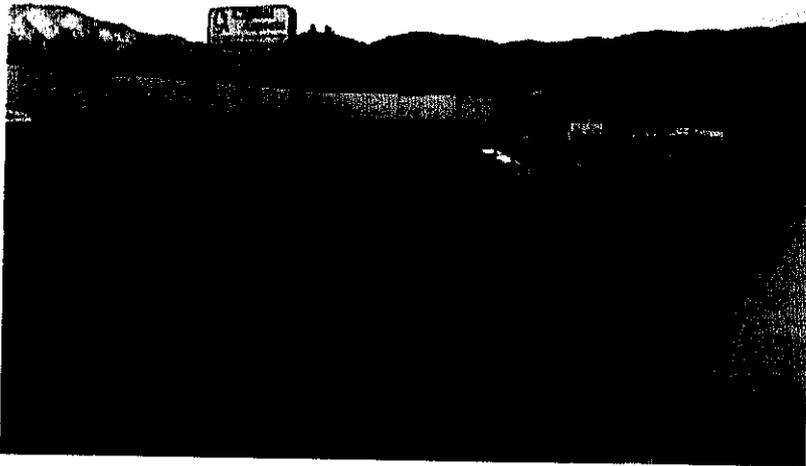
This request was heard before the Environmental Planning Commission on July 17, 2000. The request for Site Plan for Building Permit and Zone Change was approved by the EPC with conditions. The agent has outlined the conditions in his letter.

The agent has listed the conditions as set by the EPC, and how the conditions have been met. By my evaluation of the submitted plans, it appears that all conditions have been met excepting condition #9, which will be met by the DRB final sign-off of the Fire Marshall.

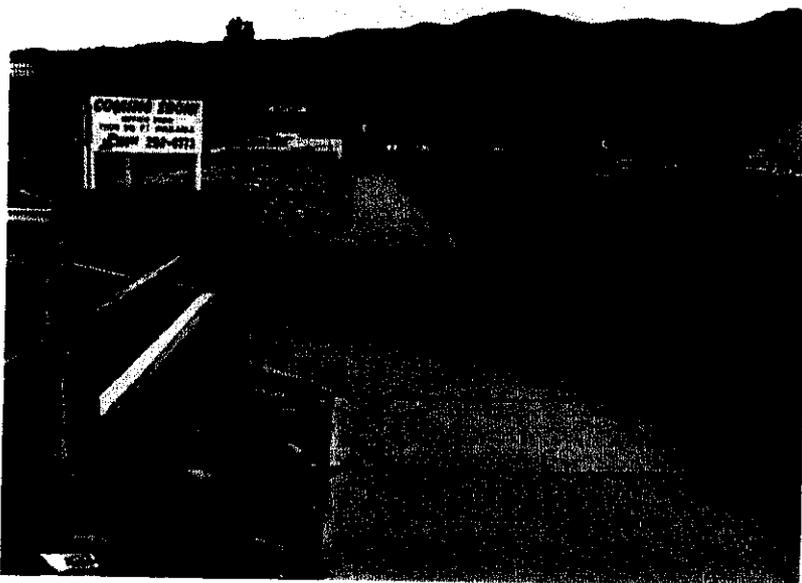
Capital Aspects



View Looking Northeast



View Looking Northeast



**Existing Curb Cut and
Paved Access Easement**

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING Supplemental form **Z**

Annexation or Map Amendment

Sector Plan

Text Amendment

Special Exception

SUBDIVISION Supplemental form **S**

DRB Major Subdivision *

DRB Minor Subdivision

Variance (Non-Zoning)

Vacation (Public * & Private)

SITE DEVELOPMENT PLAN Supplemental form **P**

for Subdivision Purposes *

for Building Permit

Plan Amendment *

Administrative Amendment

Master Development Plan

APPEAL / PROTEST of... **A**

Planning Director, Zoning

Enforcement Officer, Zoning

Hearing Examiner, DRB, EPC,

Zoning Board of Appeals, LUCC

* Notification of the Recognized Neighborhood Association is required

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: CAPITAL ASPECTS PHONE: 237-2000

ADDRESS: 11509 MONTGOMERY BLVD. NE FAX: 237-9011

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): INSITE ARCHITECTURE+DEVELOPMENT PHONE: 858-0100

ADDRESS: 57 ROCK POINT PL. NE FAX: 858-1098

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: JUDCEPV@USWEST.NE

SITE INFORMATION:

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, REMOVAL OF P-1, PARKING ZONE

Lot or Tract No. H-2 Block: _____ Unit: _____

Subdiv. / Addn. NEW HOLIDAY PARK

Current Zoning: SU-1, P-1 Proposed zoning: SU-1

Zone Atlas page(s): F-22 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): .8264 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

UPC No. 102206119901330239 MRGCD Map No. _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

LOCATION OF PROPERTY BY STREETS: On or Near: 11601 MONTGOMERY BLVD NE

Between: JUAN TABO and TRAMWAY

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):

Z-84-73, DRB-97-398

SIGNATURE JUD CERVENAL DATE 6-27-00

(Print) JUD CERVENAL-INSITE ARCHITECTURE+DEV. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised May 2000

	Application case numbers	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING			
<input type="checkbox"/> All checklists are complete	MA 00110 -00000-00895	Z	\$ 170.-
<input type="checkbox"/> All fees have been collected	BP 00128 -00000-00896	P	\$ 270.-
<input type="checkbox"/> All case #s are assigned			\$
<input type="checkbox"/> Case history #s are listed			\$
<input type="checkbox"/> Site is within 1000ft of a landfill			\$
<input type="checkbox"/> F.H.D.P. density bonus			\$
<input type="checkbox"/> F.H.D.P. fee rebate			\$
	Hearing date _____		Total \$

J. Chavez 6/30/2000
Planner signature date

Project # 1000644

1900

1900

1900

1900

1900

1900

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1900

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1900

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1900

1900

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: CAPITAL ASPECTS Date of request: 6/20/00 Zone atlas page(s): F-22

CURRENT: Zoning SU-1, P-1
Parcel Size (acres / sq.ft.) 0.8264

Legal Description - Lot or Tract # H-2 Block # _____
Subdivision Name NEW HOLIDAY PARK

REQUESTED CITY ACTION(S):

- | | | | |
|------------------------------------|---|---|---|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit <input checked="" type="checkbox"/> |
| Comp. Plan [] | Zone Change <input checked="" type="checkbox"/> | a) Subdivision [] | Access Permit [] |
| Amendment [] | Conditional Use [] | b) Build'g Purposes <input checked="" type="checkbox"/> | Other [] |
| <u>P-1 PORTION TO SU-1 FOR D-1</u> | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

- No construction / development []
 New Construction
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 1
Building Size - 7,706 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tommy [Signature]
TRAFFIC ENGINEER

6-28-00
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring AQIA: Previously studied: []

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature]
ENVIRONMENTAL HEALTH

6/28/00
DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

FORM Z: ZONING

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR A ZONING ACTION. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

- MAP AMENDMENT.** You must submit for,
 - Annexation / Establishment of Zoning
 - Zone Change (Map Amendment)

AX# _____
Z# _____

- Property owner's signature on application or written permission
- Written explanation of reasons for amendment
- Zone Atlas page showing the property clearly marked
- If an annexation, submit a survey of the property to be annexed and a sketch of any current uses.
- If a Site Development Plan is also being submitted for approval, attach Form-P to submittal package.
- Traffic Impact Study (TIS) / Air Quality Form
- Neighborhood notification
- Sign Posting Agreement
- Fee (see schedule)

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

SECTOR PLAN. You must submit for,

- Phase I-Conceptual Plan Review
- Adoption
- Phase II-Final Review & Approval
- Amendment
- Phase II-Final DRB Sign-off
- See Map Amendment requirements and consult Planning Dept. Staff
- Fee for final review and approval only (see schedule)

SD# _____

PHASE I -CONCEPTUAL PLAN REVIEW requires a DRB meeting and an EPC public hearing. YOUR ATTENDANCE IS REQUIRED.

PHASE II -FINAL REVIEW & APPROVAL Requires a DRB public hearing, an EPC public hearing, and in some cases, City Council approval. YOUR ATTENDANCE IS REQUIRED.

PHASE II -FINAL DRB SIGN-OFF requires a DRB meeting. Your attendance is recommended.

ZONE CODE TEXT AMENDMENT. You must submit for,

- 30 copies of the amendment. Include title and enactment number of the document to be amended.
- Fee (see schedule)

TA# _____

YOUR CASE REQUIRES AN EPC PUBLIC HEARING. HEARINGS ARE APPROXIMATELY SEVEN WEEKS AFTER THE FILING DEADLINE. YOUR ATTENDANCE IS REQUIRED.

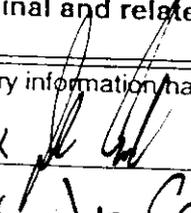
SPECIAL PROJECTS REVIEW.

- Consult with a City planner for the requirements specific to your project.

SPR# _____

All original and related case numbers must be listed here! (DRB, Zone Change, Variance, Etc.)

Necessary information has been submitted and checked at the time of application

(Sign) X 
(Print) X Jov Ceprenak
Applicant or Agent / Date

J. Phary
L. Phary
4/30/98
Planner / Date
Rev 01/29/98

Form Z

Pay # 1000646
00110 00000 00895

Z# _____

FORM P: SITE DEVELOPMENT PLAN

REVISED 6/99

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY ZONING CODE SECTION: 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

→ A LETTER EXPLAINING THE REASON FOR THE REQUEST IS REQUIRED FOR ALL SUBMITTALS....

SKETCH PLAN REVIEW AND COMMENT. You must submit,

6 copies of the proposed plan (folded to 8.5" by 14")

Zone Atlas page showing the property clearly marked

MUST BE ABLE TO PHOTO COPY

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

SITE DEVELOPMENT PLAN APPROVAL OR AMENDMENT. You must submit for,

--- MUST BRING ORIGINAL MYLAR TO THE DRB MEETING ---

Site Development Plan for Building Permit Site Development Plan for Subdivision Master Dev. Plan

EPC public hearing DRB public hearing DRB non-public hearing

Administrative Amendment: DRB Planning staff

EPC: 30 copies of the site plan (folded to 8.5" by 14")

DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")

DRB: 6 copies of Site Plan if a non-public hearing case (folded to 8.5" by 14")

DRB: 6 copies of the Infrastructure List, if infrastructure required.

copies of Utility Layout Plan for site plan

AA: 5 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")

Zone Atlas map showing the property clearly marked

MUST BE ABLE TO PHOTO COPY

Site plan checklist

Traffic Impact Study / Air Quality Statement if a EPC public hearing case (one copy)

FORM DRWS/TIS (Drainage Report / Water & Sewer Availability/Traffic Impact Study) if a public hearing case (one copy)

Neighborhood Notification if a public hearing case

Sign Posting Agreement if a public hearing case

Reductions (8 5" x 11") of site plans if an EPC case

Fee (see schedule)

If your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.

If your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.

If your case requires DRB NON-PUBLIC HEARING, meetings are approximately EIGHT DAYS after the Tuesday noon filing deadline.

IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.

FINAL SIGN-OFF FOR E.P.C. APPROVED PLAN FILE. You must submit,

Six complete sets of the plan (folded to 8.5" by 14")

Zone Atlas map showing the property clearly marked

MUST BE ABLE TO PHOTO COPY

E.P.C. Official Notification of Decision with conditions for site development

Letter outlining how you have met each condition of the Notification of Decision

Drainage Report submitted to Hydrology Division, (date submitted)

Blue print with the Fire Marshall's signature

The Filing deadline is Tuesday noon. The DRB meeting is Wednesday of the following week.

YOUR ATTENDANCE IS REQUIRED.

All original and related case numbers must be listed here! (Zone change, variance, etc.)

All necessary information has been submitted and checked at the time of application

(Sign) X

(Print) X

Applicant or Agent / Date

Planner / Date

Payment # 10000644

00128 00000 00896

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (Including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.

6. Property lines

7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).

B. Square footage of each structure

C. Proposed use of each structure

D. Temporary structures, signs and other improvements

E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- NA G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 30
 - 10. Handicapped parking, spaces required: 2
- B. Bicycle racks, spaces required: 3
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- NA 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- NA 7. Location of traffic signs and signals related to the functioning of the proposal.
- NA 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al.; the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent: 5398 (15%)
- 14. Landscaped area provided; square footage and percent: 8221 SF (23%)

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

B. Signage

- 1. Elevations - **PENDING**
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage - **PENDING**
- NA** 5. Lighting
- NA** 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. Samples
 - 1 Presentation Models
 - 2. Photos



Capital Aspects
Insurance and Investment Services

11509 Montgomery Blvd. NE
Albuquerque, NM 87111
Phone: (505) 237-2000
Fax: (505) 237-9011

Ahmad Hashemian
Registered Representative-
FFP Securities, Inc.

June 30, 2000

To Whom It May Concern:

This letter will serve to authorize Jud Cervenak and Knight Seavey of InSite Architecture & Development to act as agents on behalf of myself and Capital Aspects for the purposes of building permit review and approvals from the City of Albuquerque for the proposed office building located on Tract H-2, New Holiday Park Subdivision, Albuquerque, NM.

Sincerely yours,

Ahmad Hashemian
Property Owner

Member, Million Dollar Round Table
Insurance Estate Planning
National Quality Award



Securities Offered through FFP Securities, Inc. Member NASD and SIPC



57 Rock Point NE
Albuquerque, NM 87122
(505) 858.0100 main
(505) 858-1098 fax

DATE: June 27, 2000

TO: City of Albuquerque Environmental Planning Commission

RE: Capital Aspects Office Building – Tract H-2, New Holiday Park Subdivision

Attached please find application materials for approval of a proposed 7,706 square foot office building located on Montgomery Blvd. NE between Juan Tabo and Tramway. The property is tentatively identified as 11601 Montgomery.

Previous action on this property was Z-84-73 and DRB-97-398. The grading and drainage plans included in this application were approved by CABQ Hydrology on February 3, 2000, File # F22-D21A.

We are requesting approval from EPC for the following:

- [1] Approval of the site development plan for construction of a 7,706 square foot office building with associated parking and site amenities.
- [2] Removal of the P-1 (Parking) zoning classification that is currently designated on the front 20' of this property. Removal of this zone will allow the entire site to be designated under the current SU-1 (Special Use for O-1 and Self-Storage Uses) zoning that is present for the remainder of this property.

Concurrent with this submittal we are seeking vacation of the existing private drainage easement on the site through DRB. This easement is associated with a drainage pond and channel currently on the site. This pond will be removed as part of the proposed improvements based on the plans approved by CABQ Hydrology.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jud Cervenak".

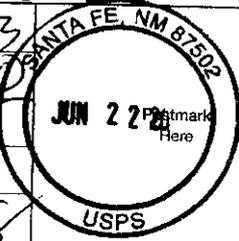
Jud Cervenak, AIA
Project Architect

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

Article Sent To:

SHARON BUSBOOM

Postage	\$ 33
Certified Fee	140
Return Receipt Fee (Endorsement Required)	125
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 298



Name (Please Print Clearly) (To be completed by mailer)

J CERVENAK - INSITE
 Street, Apt. No., or PO Box No.
57 ROCK POINT PL. NE
 City, State, ZIP+4
ABQ, NM 87122

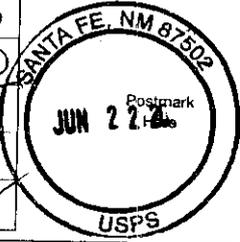
PS Form 3800, July 1999 See Reverse for Instructions

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

Article Sent To:

ADRIAN CHAVEZ

Postage	\$ 33
Certified Fee	140
Return Receipt Fee (Endorsement Required)	125
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 298



Name (Please Print Clearly) (To be completed by mailer)

J CERVENAK - INSITE
 Street, Apt. No., or PO Box No.
57 ROCK POINT PL NE
 City, State, ZIP+4
ABQ, NM 87122

PS Form 3800, July 1999 See Reverse for Instructions

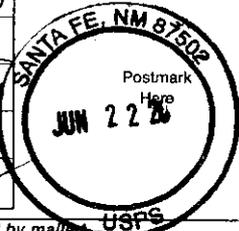
7099 3220 0009 7872 7066

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

Article Sent To:

PATTI WATSON LEAKE

Postage	\$ 33
Certified Fee	140
Return Receipt Fee (Endorsement Required)	125
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 298



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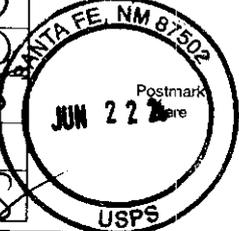
PS Form 3800, July 1999 See Reverse for Instructions

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

Article Sent To:

GERALD SCHAEFFER

Postage	\$ 33
Certified Fee	140
Return Receipt Fee (Endorsement Required)	125
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 298



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57 ROCK POINT PL NE
 City, State, ZIP+4
ABQ, NM 87122

PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0009 7872 7060

“ATTACHMENT A”

Jud Dervenak, Insite Architecture and Development Zone Map F-22

ELDORADO HEIGHTS N.A. (R)

Gerald A. Schaefer
4000 Bermuda Dr. NE/87111 294-2875 (h)
Sharon Busboom
12000 La Charles NE/87111 296-1637 (h)

NEW HOLIDAY PARK N.A. (R)

***Adrian L. Chavez, Sr.**
4801 Danube Dr. NE/87111 275-1988 (h) 883-1355 (w)
Patti Watson Leake
11508 Manitoba NE/87111 293-2000 (w)

LEGEND

(R) Recognized Neighborhood Association under O-92.
Indicates Neighborhood Association President for Neighborhood Association
or Group.

FOR YOUR INFORMATION:

**LETTERS MUST BE SENT TO BOTH CONTACTS OF
EACH NEIGHBORHOOD ASSOCIATION.**



57 Rock Point NE
Albuquerque, NM 87122
(505) 858.0100 main
(505) 858-1098 fax
judcerv@uswest.net

Adrian L. Chavez, Sr.
New Holiday Park Neighborhood Assoc.
4801 Danube Dr. NE
Albuquerque, NM 87111

Dear Mr. Chavez,

I am writing to inform you of an upcoming EPC hearing on the property located on the north side of Montgomery between Capital Aspects (11509 Montgomery), and National Self Storage (11801 Montgomery). This is the vacant parcel in front of the self storage units. The property does not presently have an address, but is legally described as Tract H-2, New Holiday Park Subdivision.

We are requesting approval from EPC for the following:

- [1] Approval of a site development plan for construction of a 7,700 square foot office building with associated parking and site amenities.
- [2] We are requesting removal of an obsolete P-1 (Parking) zoning classification that is currently designated on the front 20' of this property. Removal of this zone will allow the entire site to be designated under the current SU-1 (Special Use for O-1 (Office) and Self-Storage Uses) zoning that is present for the remainder of this property.

I would be happy to review our plans with you, so please feel free to contact me at the phone number or e-mail address listed above. My understanding is that our hearing will be on August, 17th.

Thank You,

A handwritten signature in black ink, appearing to read "Jud Cervenak". The signature is written in a cursive, somewhat stylized script.

Jud Cervenak
Project Architect



57 Rock Point NE
Albuquerque, NM 87122
(505) 858.0100 main
(505) 858-1098 fax
judcerv@uswest.net

Sharon Busboom
Eldorado Heights Neighborhood Assoc.
12000 La Charles NE
Albuquerque, NM 87111

Dear Ms. Busboom,

I am writing to inform you of an upcoming EPC hearing on the property located on the north side of Montgomery between Capital Aspects (11509 Montgomery), and National Self Storage (11801 Montgomery). This is the vacant parcel in front of the self storage units. The property does not presently have an address, but is legally described as Tract H-2, New Holiday Park Subdivision.

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Thank You,

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Jud Cervenak
Project Architect



57 Rock Point NE
Albuquerque, NM 87122
(505) 858.0100 main
(505) 858-1098 fax
judcerv@uswest.net

Gerald A. Schaefer
Eldorado Heights Neighborhood Assoc.
4000 Bermuda Dr. NE
Albuquerque, NM 87111

Dear Mr. Schaefer,

I am writing to inform you of an upcoming EPC hearing on the property located on the north side of Montgomery between Capital Aspects (11509 Montgomery), and National Self Storage (11801 Montgomery). This is the vacant parcel in front of the self storage units. The property does not presently have an address, but is legally described as Tract H-2, New Holiday Park Subdivision.

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Thank You



Jud Cervenak
Project Architect



57 Rock Point NE
Albuquerque, NM 87122
(505) 858.0100 main
(505) 858-1098 fax
judcerv@uswest.net

Patti Watson Leake
New Holiday Park Neighborhood Assoc.
11508 Manitoba NE
Albuquerque, NM 87111

Dear Ms. Leake,

I am writing to inform you of an upcoming EPC hearing on the property located on the north side of Montgomery between Capital Aspects (11509 Montgomery), and National Self Storage (11801 Montgomery). This is the vacant parcel in front of the self storage units. The property does not presently have an address, but is legally described as Tract H-2, New Holiday Park Subdivision.

We are requesting approval from EPC for the following:

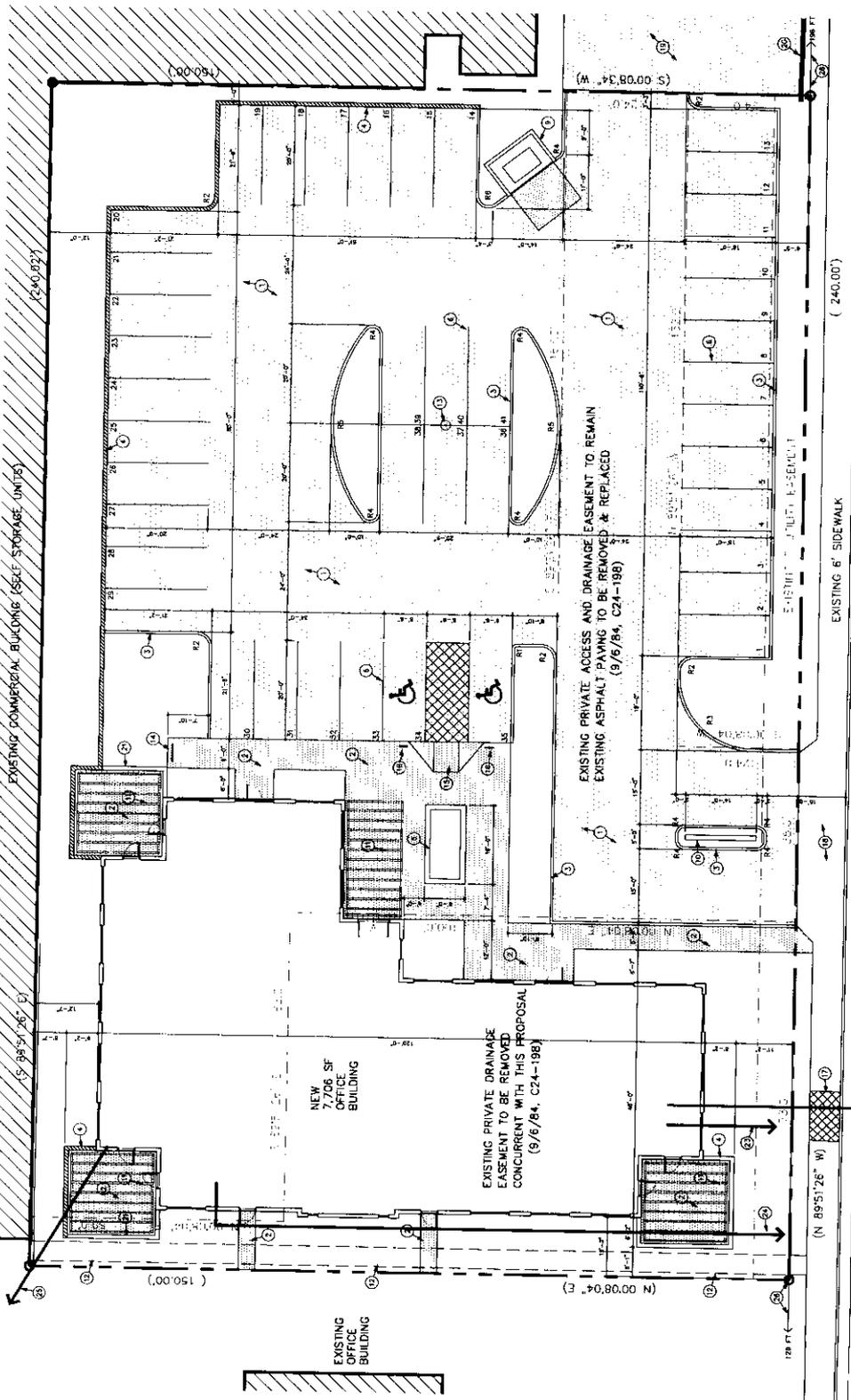
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Thank You,

A handwritten signature in black ink, appearing to read "Jud Cervenak". The signature is stylized and written over the "Thank You," text.

Jud Cervenak
Project Architect



PROJECT DATA
 PROJECT TITLE: CAPITAL ASSETS OFFICE BUILDING
 CITY ADDRESS: 1811 MONTGOMERY BLDG. N.E. (PENDING)
 LEGAL DESCRIPTION: TRACT #C-2, NEW HOUSTON PARK SUBDIVISION,
 BERNALILLO COUNTY, NEW MEXICO
 ZONE: ATLAS PARK: P-22
 ZONING: SU-1 FOR 0-1 AND SELF STORAGE USES

OWNER
 CAPITAL ASSETS
 1500 MONTGOMERY BLDG. N.E.
 ALBUQUERQUE, NM 87111
 505-257-8011 FAX

ARCHITECT
 ARCHITECTURAL DEVELOPMENT
 27 ROCK POINT PLACE,
 ALBUQUERQUE, NM 87102
 505-842-1038 FAX

GENERAL NOTES
 FIRST FLOOR: 7220 SF/200 = 36 SPACES
 MEZANINE: 508 SF/200 = 3 SPACES
 TOTAL PARKING REQUIRED: 39
 TOTAL PARKING PROVIDED: 41
 HANDICAP SPACES PROVIDED: 2

GENERAL NOTES
 (1) ALL STANDARD PARKING SPACES SHALL BE 8'-0" X 20'-0" (MINIMUM CLEARANCE)
 (2) ALL HANDICAP PARKING SPACES SHALL BE 8'-0" X 18'-0" W/ 2'-0" CLEARANCE
 (3) ALL HANDICAP PARKING SPACES SHALL BE 8'-0" X 20'-0" W/ 2'-0" CLEARANCE

GENERAL NOTES
 (4) ASPHALT FINISH, TP
 (5) CONCRETE INTERLOCK PAVING SURFACE
 (6) CONCRETE CURB, 18"

GENERAL NOTES
 (7) CONCRETE RETAINING WALL 8" STUCCO FINISH TO MATCH BUILDING - HEIGHT VARIATIONS FROM 2' TO 8'
 (8) PAVED ALLOY PLANT PARKING SPACE FINISH TO MATCH BUILDING SUBSTRATE, TP

GENERAL NOTES
 (9) HANDICAP ACCESS RAMP - SEE DETAIL 3/1/2
 (10) 2" HIGH CONCRETE MONUMENT SIGN W/ STUCCO FINISH TO MATCH BUILDING & WALK

GENERAL NOTES
 (11) PAVED STEEL PAVEMENT INLAYS
 (12) RETAINING WALL IMPROVEMENTS FOR DRAINAGE ALREADY APPROVED BY CITY OF ALBUQUERQUE (HYDROLOGY DEPARTMENT)

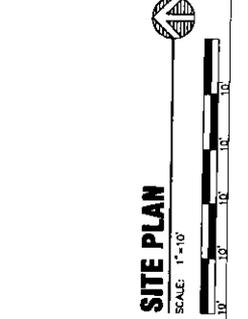
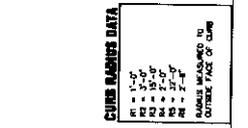
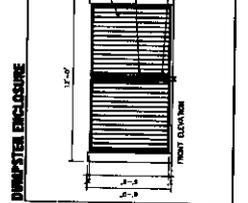
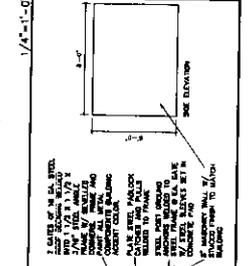
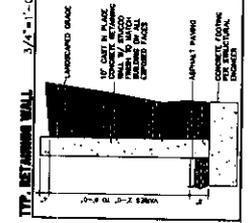
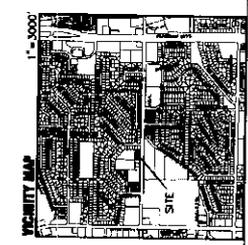
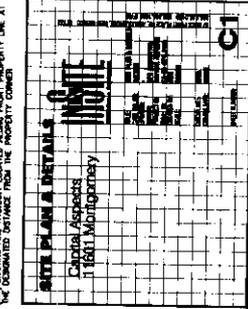
GENERAL NOTES
 (13) STEEL TUBE WIRE RACK - 3 BAY CAPACITY
 (14) HANDICAP PARKING SIGN
 (15) HANDICAP ACCESS RAMP
 (16) EXISTING CURB CUT TO REMAIN

GENERAL NOTES
 (17) EXISTING PAVED DRIVE AND PARKING
 (18) EXISTING CONCRETE RETAINING WALL
 (19) CONCRETE PAVED WALK W/ STUCCO FINISH TO MATCH BUILDING

GENERAL NOTES
 (20) NEW SEWER LINE - CONNECT AT MANHOLE IN MEZANINE
 (21) NEW WATER LINE AND METER - CONNECT AT SIGNAL
 (22) NEW GAS LINE - CONNECTION BY PM

GENERAL NOTES
 (23) NEW SPOCCING POWER LINE - CONNECT AT POLE ON ADJACENT PROPERTY LINE
 (24) EXISTING LINE INSTANT LOCATED ALONG FRONT PROPERTY LINE AT NE CORNER DISTANCE FROM THE PROPERTY CORNER

MONTGOMERY BOULEVARD, N.E. (106' R.O.W.)



GENERAL NOTES

(1) MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

(2) UNIMPROVED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA: 54,999 SF

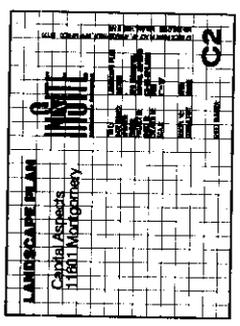
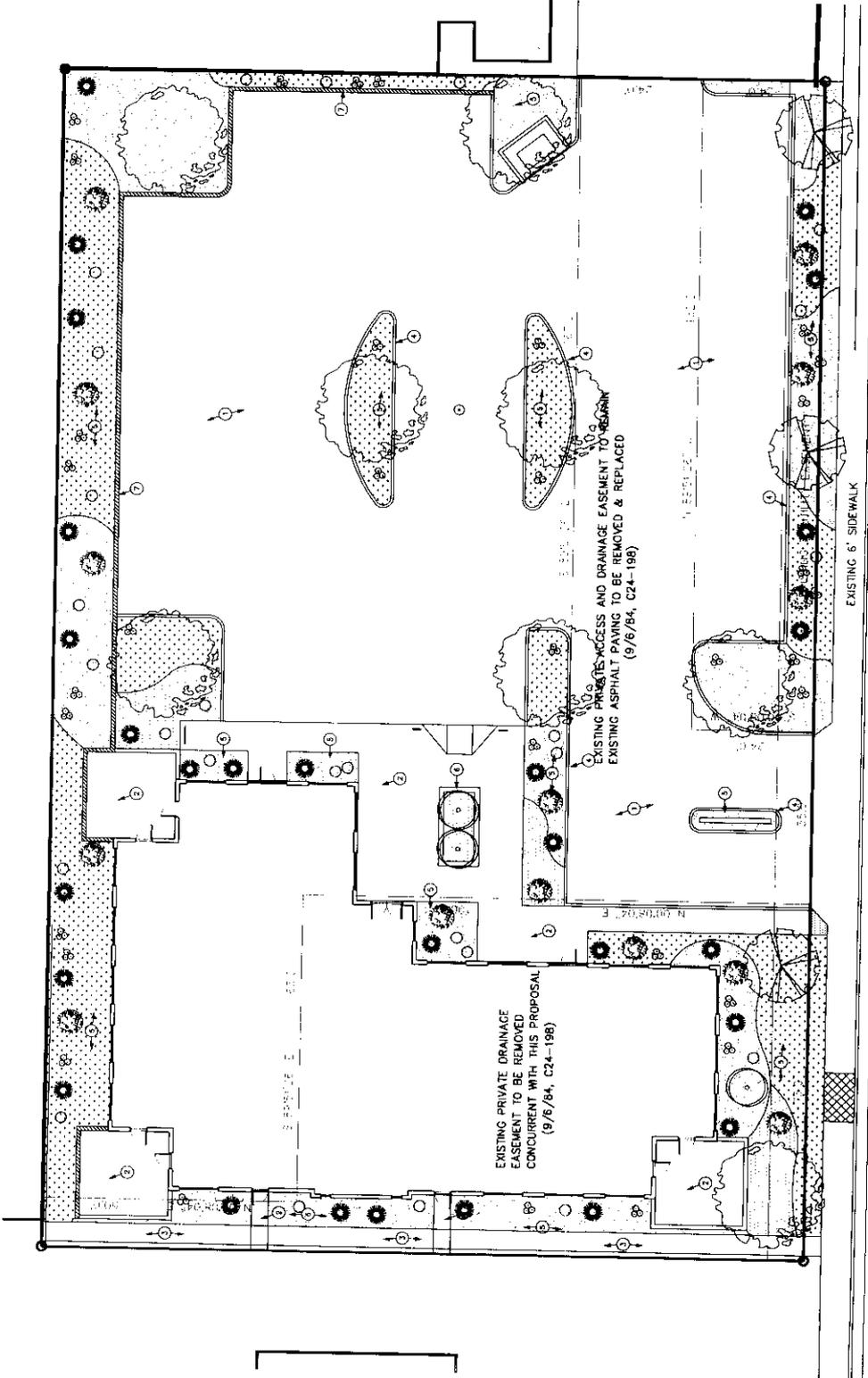
IMPROVED AREAS: 12,000 SF

PAVED AREAS: 10,000 SF

LANDSCAPE PLANTER AREA: 4,811 SF (23%)

LANDSCAPE AREA REQUIRED: 3,398 SF (15%)

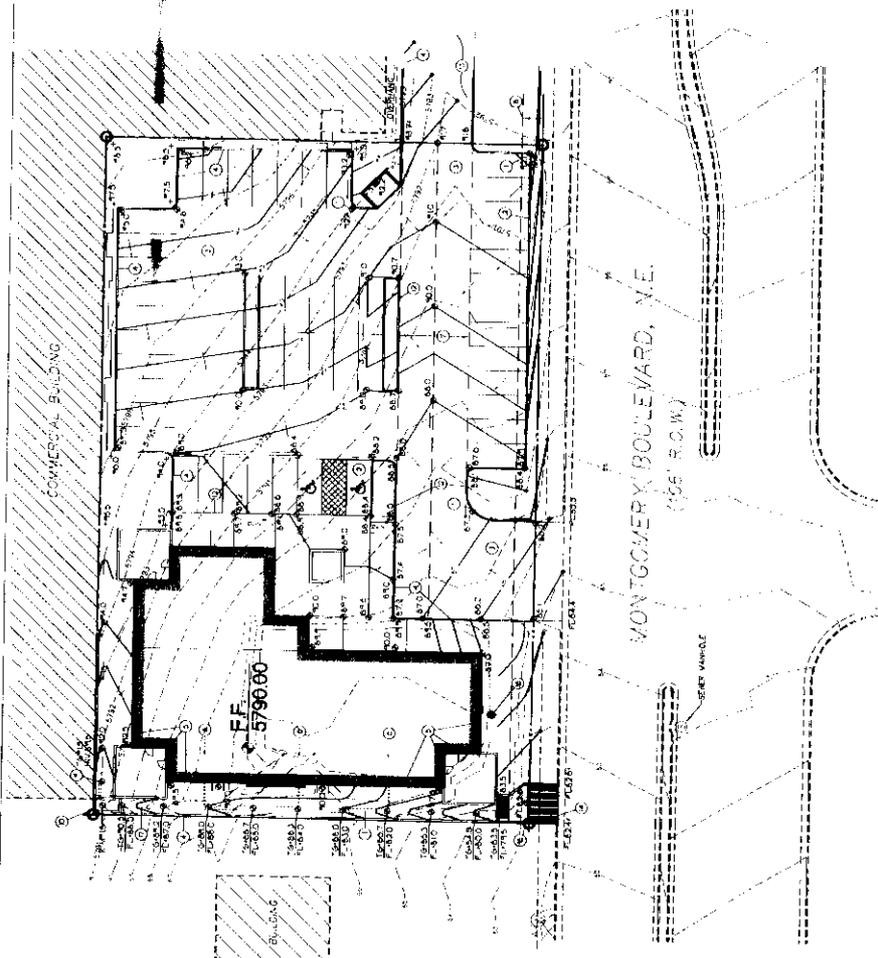
- KEY NOTES**
- (1) ASPHALT PAVED PARKING AND DRIVE AREA
 - (2) CONCRETE PAVED SIDEWALK OR PATIO AREA
 - (3) CONCRETE DRAINAGE CHANNEL AS DESCRIBED IN DRAWING AND HYDROLOGY REPORT
 - (4) CONCRETE CURBING
 - (5) LANDSCAPE PLANTER AREA - SANTA FE TAN GRAVEL ON BED SAND
 - (6) RASSED PLANTER AREA - DECORATIVE FLOWERS IN 10" X 10" CONCRETE RETAINING WALL



LANDSCAPE LEGEND/PLANT LIST

SYM.	PLANT NAME	QUANTITY
(Symbol)	CRUPHER FINE'S SANTA ANA TM*	15 CAL
(Symbol)	CRUPHER STONE 3/4" SANTA ANA TM*	5 CAL
(Symbol)	BULK GRASS	5 CAL
(Symbol)	BUTELCHA GRASSES	5 CAL
(Symbol)	BEDED	1 CAL
(Symbol)	AMUR MALE	1 CAL
(Symbol)	ACER ORNATA	1 CAL
(Symbol)	DEBERT BELLOW	1 CAL
(Symbol)	CHLOPSA UNICOLOR	1 CAL
(Symbol)	MAUD PINE	1 CAL
(Symbol)	RUSSIAN BAZE	1 CAL
(Symbol)	ROSEMARY	1 CAL
(Symbol)	ROSEMARYS	1 CAL
(Symbol)	ARABIS PLUME	1 CAL
(Symbol)	FALLISH PANDORA	1 CAL
(Symbol)	ODONTER HARTWORN	1 CAL
(Symbol)	CANTAZOUS DUNE-GALE	1 CAL





NOTICE TO CONTRACTOR

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DRAINAGE EXHIBIT EA, WTH N
CITY RIGHT-OF-WAY

DRAINAGE / GRADING PLAN
SCALE: 1"=20'

LEGEND

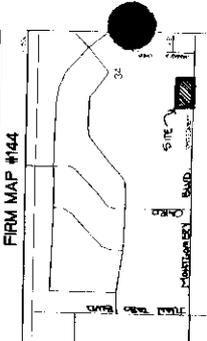
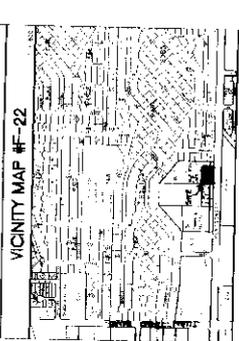
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DRAINAGE EXHIBIT EA, WTH N
CITY RIGHT-OF-WAY

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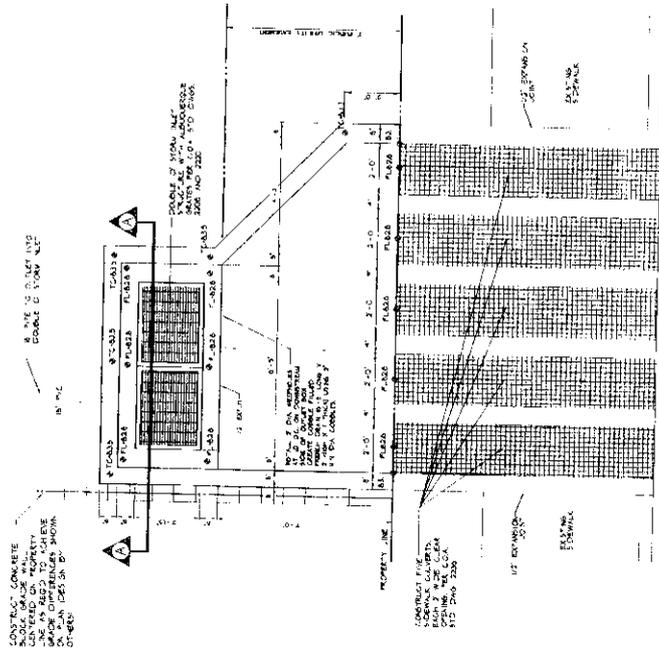


Drainage and Grading Plan
Capital Aspects
Office Building

PROFILE

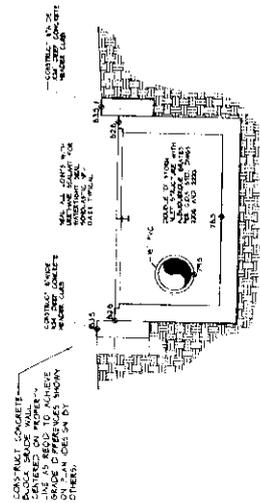
DATE: 10/15/11
SCALE: 1"=20'

CLWEISS ENGINEERING, INC.
1000 15th St, N.W.
Washington, D.C. 20004
Tel: 202-638-8800
Fax: 202-638-8801

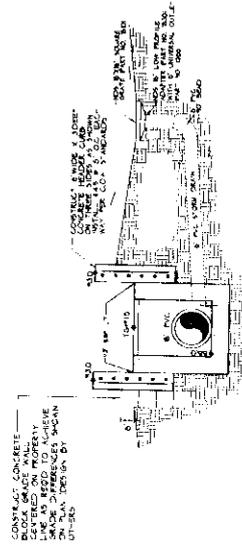


STORM DRAIN INLET - NW PROPERTY CORNER

CONVERT OUTLET - SIDEWALK CURVERTS



SECTION A-A



SECTION P-B

Drainage Details
 Capital Assets
 Office Building

INSITE

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 99
 100

DATE: 10/15/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: [Number]
 SHEET NO: [Number]

C2

CLWEISS ENGINEERING INC.
 100 LAWRENCE ST. SUITE 200
 RALEIGH, NC 27601
 (919) 876-1100
 WWW.CLWEISS.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 4817



Mediation Works, Inc.

Project #1000646 00110 00000 00895 00128 00000 00896

FACILITATOR'S REPORT

NO FACILITATED MEETING HELD

between Applicant/Agent: Capital Aspects/Insite Architecture &
Development-Jud Cervenak

and

Neighborhood Associations:

New Holiday Park/Adrian L. Chavez, Sr.
Eldorado Heights/Gerald Schaefer

re: Project #1000646 00110 00000 00895 00128 00000 00896
which requests a zone map amendment from SU-1, P-1 to SU-1 plus
approval of a site development plan for building permit for Tract H-2,
New Holiday Park Addition, located on Montgomery Boulevard N.E.
between Juan Tabo Blvd and Tramway Blvd N.E.

Facilitator: Kathleen B. Anthony

Summary: Neighborhood representatives did not respond with
concerns, problems, or express a need for more information
about this application.

Kathleen B. Anthony

CONFIDENTIAL

[Illegible text]

[Illegible text]

[Illegible text]

NOTES:

1) Ground Area Shaded Appropriate to Size of the Structure Area Approved For Purposes of
2) All Areas For Both Zones H-1 and H-2 Shall Be Used Within Allowed Lots and Shall
Not Be Utilized for Other Purposes. The Volume and Surface Area Equivalent
of the Lot Location. Landscaping for the Road Side Curb or a Rock Border, Trees
and Shrubs with Deciduous Trees.
3) Street Trees are Approved Along Appropriately Spaced.
4) The Proposed Structure for the Landscaping Shall Be Done Within the Allowable
Area and Shall Not Be Applied to All Landscaped Areas and Planting Details.

DESIGN: AREA/SCALE TO BE SHOWN



LANDSCAPED PLANTER DETAIL A

2-23-8

1) PROPERTY FOR THE AREA IS ZONED H-1 AND THE PLUM IS CONSIDERED
AND THE STREET FRONTING PLUM APPROVED BY THE E.P.C. ON

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WYOMING

WYOMING STATE LAND ACQUISITION ACT

Section 1. The purpose of this act is to provide for the acquisition of certain lands for the benefit of the State of Wyoming.

Section 2.

1. The State of Wyoming shall acquire the following lands:
2. All lands owned by the United States Government which are situated in the State of Wyoming and which are not otherwise disposed of by the United States Government.
3. All lands owned by the State of Wyoming which are situated in the State of Wyoming and which are not otherwise disposed of by the State of Wyoming.
4. All lands owned by the State of Wyoming which are situated in the State of Wyoming and which are not otherwise disposed of by the State of Wyoming.

The State of Wyoming shall acquire the lands described in this section for the purpose of providing for the benefit of the State of Wyoming.

The State of Wyoming shall acquire the lands described in this section for the purpose of providing for the benefit of the State of Wyoming.

The State of Wyoming shall acquire the lands described in this section for the purpose of providing for the benefit of the State of Wyoming.

FILED 1-8-77

PROPOSED TRACT H-1

PROPERTY UTILITY easement

THE CHRYSLER
CORPORATION

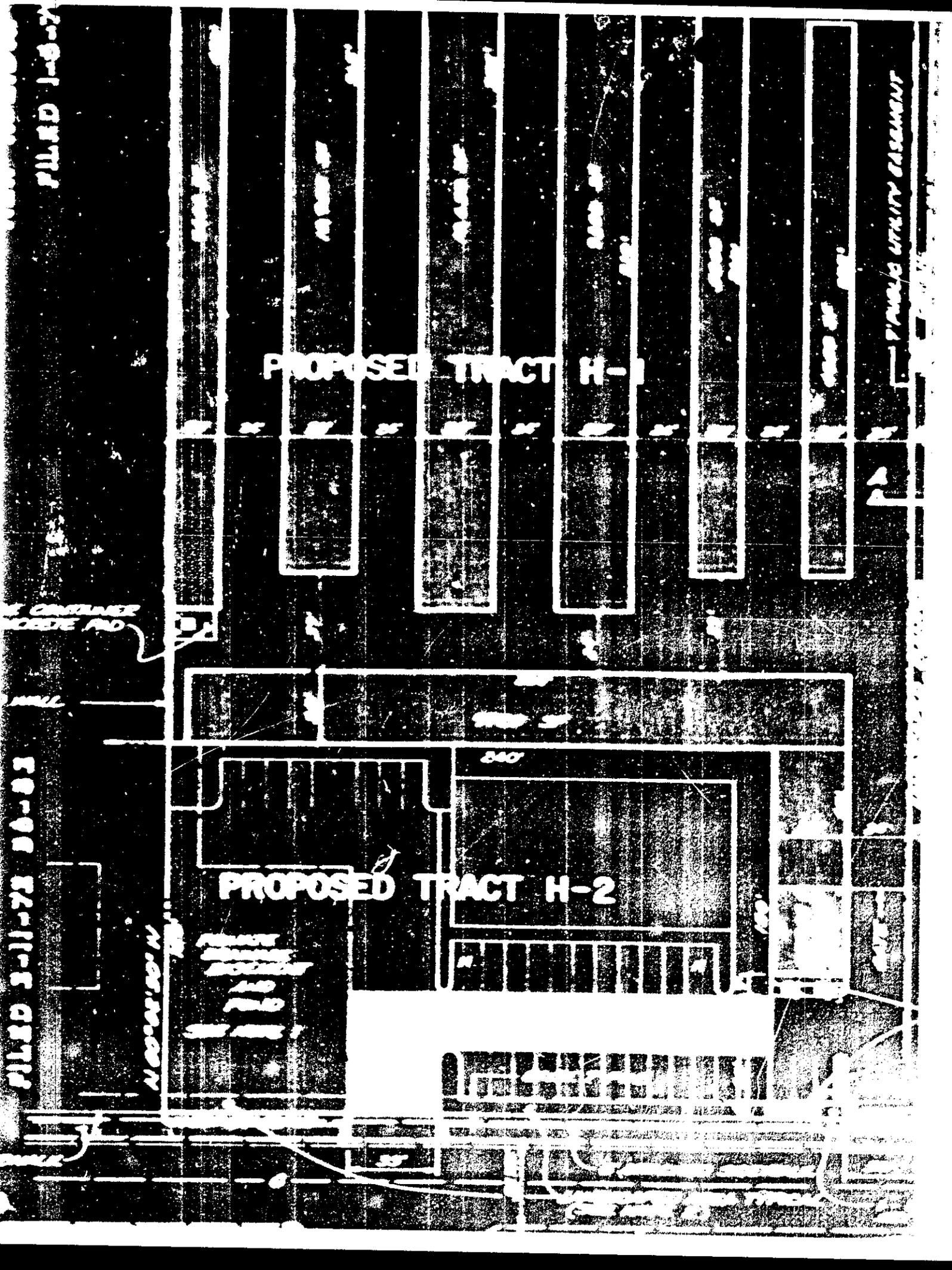
FILED 3-11-78 86-83

PROPOSED TRACT H-2

Accession

ALBERT
MORRIS
AND
WIFE

1978



THE LANDSCAPE BUFFER SHALL CONSIST OF THE FOLLOWING PLANT MATERIALS. SUCH MATERIALS SHALL BE OBTAINED BY JOINT ASSOCIATION AS SPECIFIED IN CONTRACT DOCUMENTS AT TIME OF PURCHASE:

TREES:

MONROE ASH, HONEY LOCUST, PINUS SPECIES, RUSSIAN OLIVE, PAMUNGA PINE, PINE PINE, OR ACCEPTABLE ALTERNATIVES. ALL TREES SHALL BE A MINIMUM OF 2" CALIPER AS MEASURED AT BASE. GROWER IRRIGATION

GRASS:

8-31 TRANSITION BLEND SOO OR EQUIVALENT. SPRINKLER IRRIGATION

SHRUBS:

NATIVE PLANT MATERIALS SUCH AS CUNYSA, BUCKER BERRY BUSH, SOUTHERN WOODS. VARIOUS FLOWERING SHRUBS. GROWER IRRIGATION.

Restrictive Covenants

DEED RESTRICTIONS INTENDED TO CONTROL THE PHYSICAL ENVIRONMENT SHALL BE DEEMED AS LAWS ARE MADE. THESE RESTRICTIONS SHALL ADDRESS THE FOLLOWING:

FIXED FLOOR AREA RATIO (F.A.R.) IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE GENERAL DEVELOPMENT PLAN.

BUILDING HEIGHT CONTROLS AS SET FORTH IN THE GENERAL DEVELOPMENT PLAN.

ARCHITECTURAL TREATMENT OF BUILDING FACADES AND MATERIALS.

SPECIFIC SITE PLAN CONSTRAINTS SUCH AS PARKING QUANTITY AND LOCATION, BUILDING SETBACK, ACCESS TO PRIVATE WAYS, AND EXTERIOR LIGHTING.

SIGNAGE SHALL BE UNIFORM THROUGHOUT THE DEVELOPMENT. FRONT RIGHT OF WAY FRONTAGE SHALL BE RESTRICTED TO ENTRY SIGNAGE FOR THE ENTIRE PARK AND DIRECTIONAL SIGNAGE. BUSINESS SIGNAGE SHALL BE UNIFORM IN SIZE, TREATMENT, AND PLACEMENT.

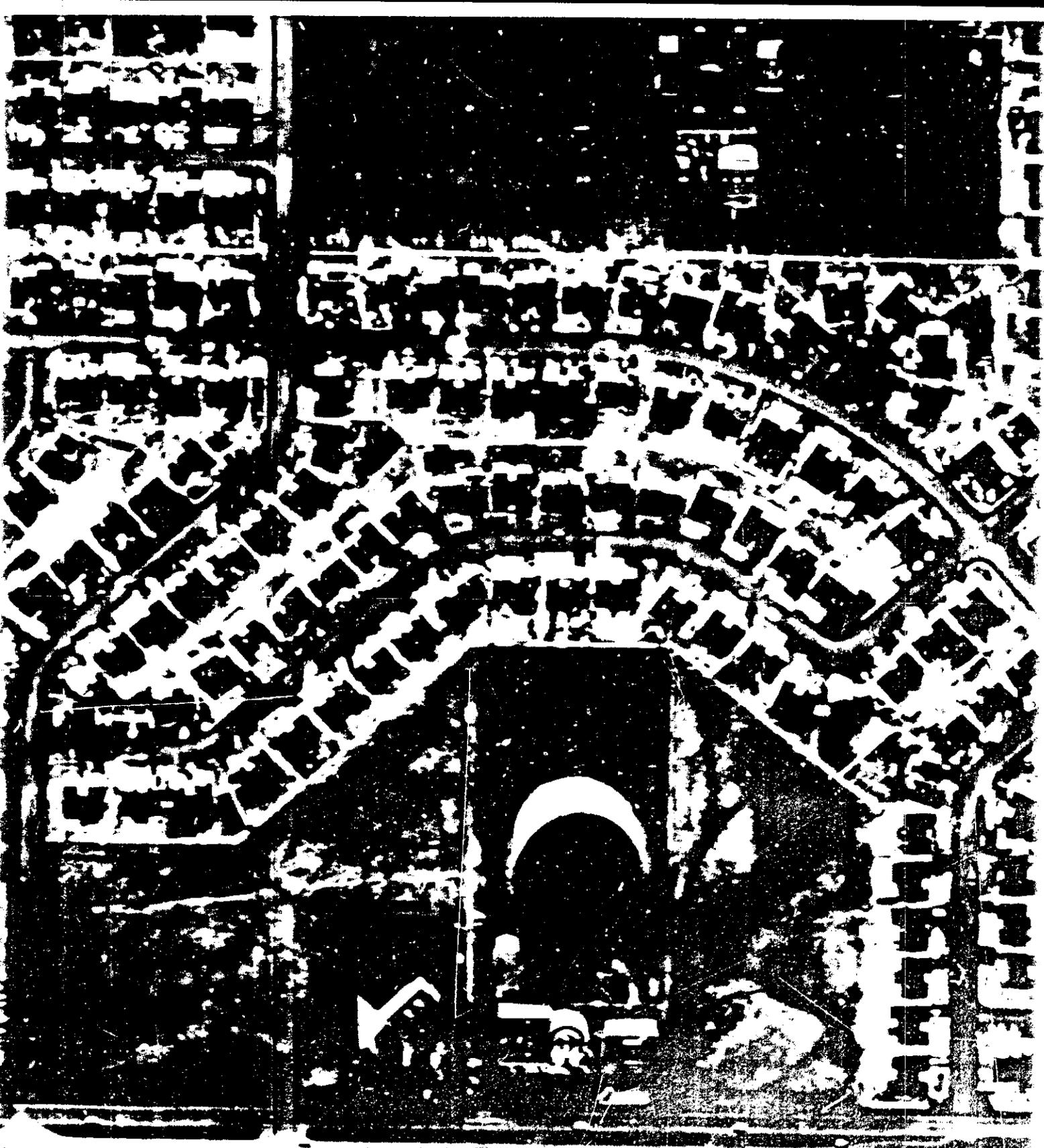
DEED RESTRICTIONS SHALL BE ENFORCED BY THE DEVELOPER AND JOINT OWNERS, BASED ON OWNERSHIP.

1 PAGE LINE 2

De Oro

Area
OFFICE

44 Acres
BLACK C
CANDY



2-84-73 10

TRACT H-1 SITE AREA CALCULATIONS

GROSS AREA = 2.6 ACRES

BUILDING AREA

STORAGE AREA 4000 SQ FT
OFFICE/RESIDENCE 1050 SQ FT
TOTAL 5050 SQ FT

FLOOR AREA RATIO = 0.43

LANDSCAPED AREA = 4525 SQ FT, 42%

9' x 30' PARKING SPACES = 8

SITE DATA

LEGAL: TRACT H, MEN HOLIDAY PARK SUBDIVISION

CURRENT ZONING: SU-1 CHURCH & INCIDENTAL FACILITIES

GROSS AREA: 4.0 ACRES

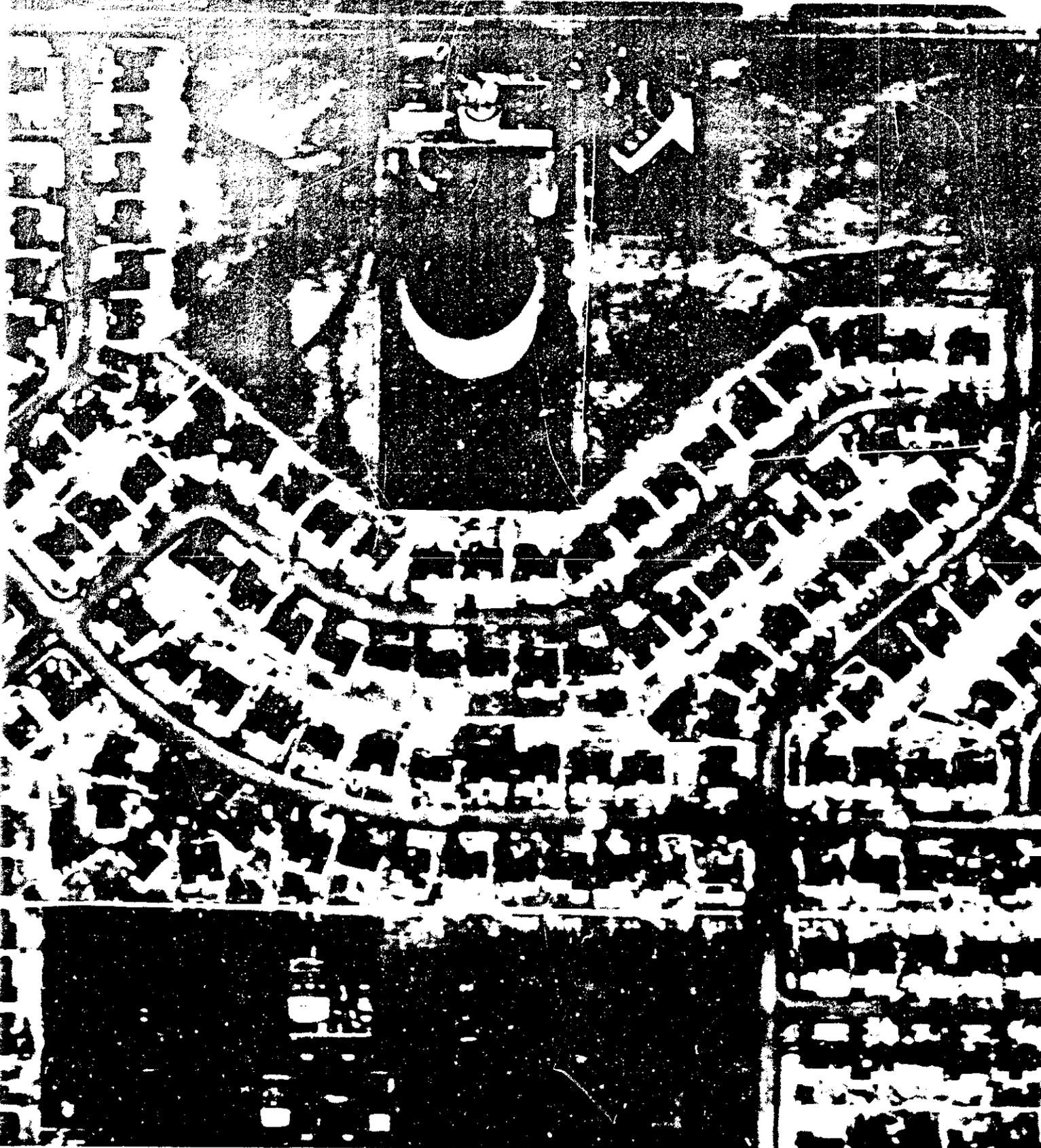
PROPOSED ZONING:

TRACT H-1 - SU-1 SELF STORAGE INCLUDING
RESIDENT MANAGER, 200' COV

TRACT H-2 - SU-1 GE USES 1.0 ACRES



2



OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1295, Albuquerque, New Mexico 87103

DATE: June 22, 1966

NOTIFICATION OF DECISION

File: Z-84-73

National Self-Storage Management, Inc.
1161-A El Dorado Place, Suite 132
Tucson, Arizona 85718

A portion of Tract M-100, Holladay Park Subdivision, north side of Montgomery Boulevard, N.E., between Caffro and Jamaica Drives, N.E., containing approximately 4.0 acres.

On June 21, 1966, the Environmental Planning Commission took the following action on your above-referenced case.

Finding:

1. SU-1 zoning for self-storage uses is an appropriate land use.
2. A landscaping plan shall be submitted, reviewed and signed-off by staff. Staff shall also review the padding areas and placement of street trees for signs and signs shall be of the monument variety and shall be located on the corner only from the residential area.
3. The uses shall be site specific per the submitted plan.

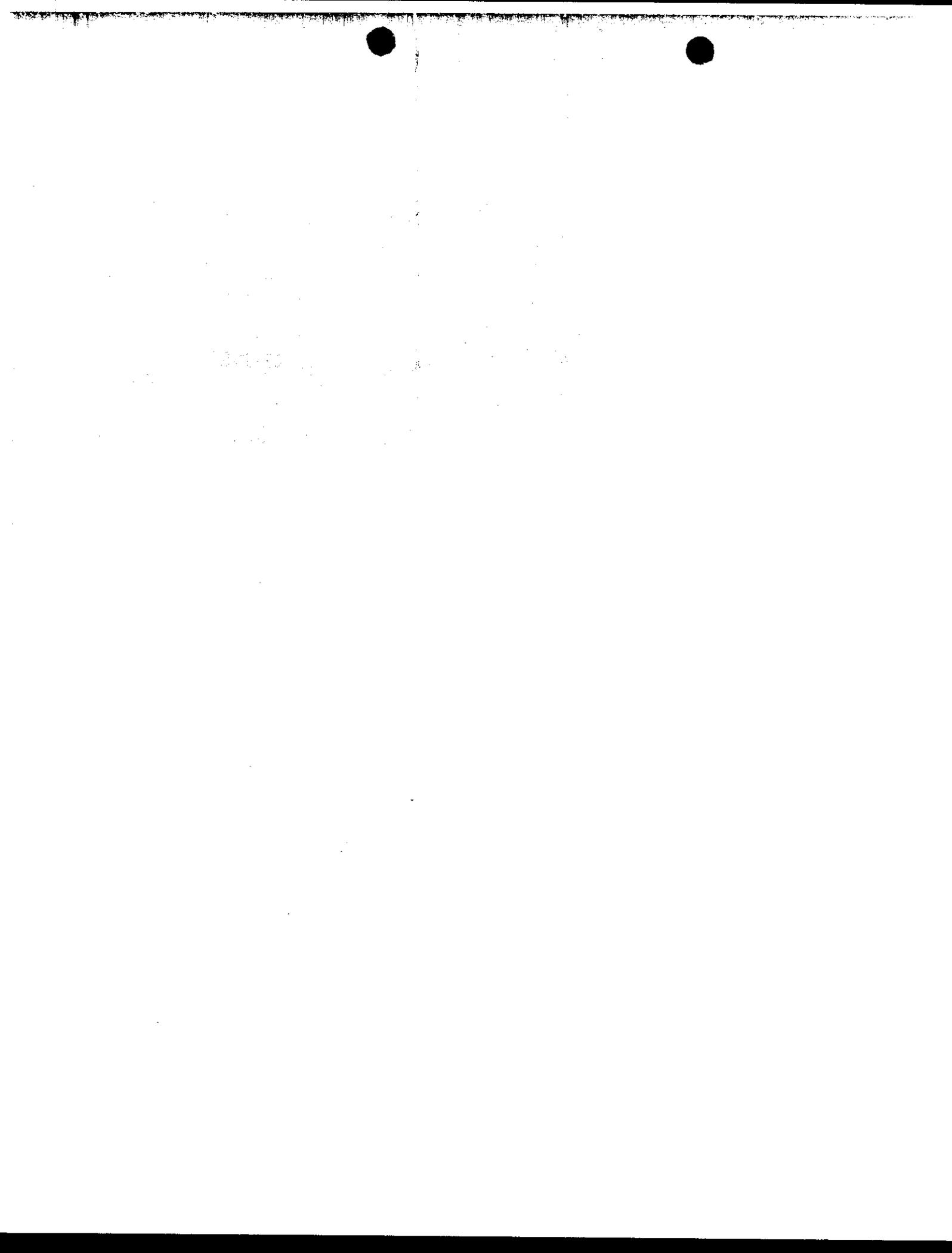
Therefore, it is recommended that the City of Albuquerque, New Mexico, should approve the proposed self-storage portion of Tract M-100, Holladay Park Subdivision, north side of Montgomery Boulevard, N.E., between Caffro and Jamaica Drives, N.E., containing approximately 4.0 acres, for self-storage uses, as shown on the attached site plan, subject to the conditions set forth in the findings of the Environmental Planning Commission.

It is the wish of the City of Albuquerque, New Mexico, to approve the proposed self-storage portion of Tract M-100, Holladay Park Subdivision, north side of Montgomery Boulevard, N.E., between Caffro and Jamaica Drives, N.E., containing approximately 4.0 acres, for self-storage uses, as shown on the attached site plan, subject to the conditions set forth in the findings of the Environmental Planning Commission.

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PRIVATE DRAINAGE AND
ACCESS EASEMENT

from
plans.





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

June 21, 2000

Jud Cervenak
Insite Architecture and Development
57 Rock Point Pl. NE/87122
Phone: 858-0100/Fax: 858-1098

Dear Jud:

Thank you for your inquiry of June 21, 2000 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT H-2, NEW HOLIDAY PARK SUBDIVISION LOCATED ON MONTGOMERY BLVD. NE BETWEEN JUAN TABO AND TRAMWAY NE, zone map F-22.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 4/21/00 Time Entered: 12:55pm OCNC Rep. Initials: SW

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Capital Aspects

AGENT: Insite Architecture & Development

ADDRESS: _____
(w/zip code)

CASE NUMBER: Project # 1000646 / 00110 00000 00895
00128 00000 00896

AMOUNT DUE: \$ 440.50

- 441006/4921000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

KNIGHT SEAVEY DESIGN, P.C.
57 ROCK POINT PLACE, NE
ALBUQUERQUE, NM 87122
PH (505) 858-0100

NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION
ALBUQUERQUE, NM 87198-8530
95-8366/3070

15686
6/28/00

PAY TO THE ORDER OF City of Albuquerque \$**270.00

Two Hundred Seventy and 00/100*****

DOLLARS
Security features included.
Details on back.

City of Albuquerque
Treasury Division
P.O. Box 1504
Albuquerque, NM 87103-1504

MEMO Capital Aspects - EPC Application

Dennis Seavey ^{MP}

⑆307083665⑆ 0007942518⑈ 5686

KNIGHT SEAVEY DESIGN, P.C.
57 ROCK POINT PLACE, NE
ALBUQUERQUE, NM 87122
PH (505) 858-0100

NEW MEXICO EDUCATORS
FEDERAL CREDIT UNION
ALBUQUERQUE, NM 87198-8530
95-8366/3070

15687
6/28/00

PAY TO THE ORDER OF City of Albuquerque \$**170.00

One Hundred Seventy and 00/100*****

DOLLARS
Security features included.
Details on back.

City of Albuquerque
Treasury Division
P.O. Box 1504
Albuquerque, NM 87103-1504

Capital Aspects - EPC Application

Dennis Seavey ^{MP}

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 8-2-00 to 8-17-2000

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

X [Signature] X 6/30/00
(Applicant or Agent) (Date)

issued 1 signs for this application, 6/30/00 J. Chung
(Date) (Staff Member)

CASE NUMBER Project # 10002446

00110 00000 00895
00128 00000 00894

Frank ...

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discussing zoning before site plan analysis
approx x.s.f. zone change would integrate